\$469,900 - 3620 42a Ave, Edmonton

MLS® #E4457276

\$469.900

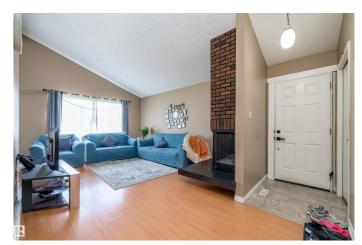
5 Bedroom, 2.00 Bathroom, 1,065 sqft Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautiful bungalow on a CORNER LOT (54.3 x 110.4) nestled in the desirable community of Kiniski Gardens. Offering 5 bedrooms with a separate kitchen and separate entrance, this home is an excellent opportunity for families, first-time buyers, or investors seeking rental potential. The main floor features 3 comfortable bedrooms, a full washroom, and convenient laundry. The fully finished basement adds 2 additional bedrooms, a second living room, a full washroom, laundry, plus a brand-new kitchen, new flooring, and modern lighting. Recent upgrades include a new roof and fence (2023), making this property truly move-in ready. An oversized double detached garage provides generous parking and storage. Situated on a quiet street with a large patio and fenced yard, there is plenty of space for kids to play and family gatherings. Only steps away from ravine trails, schools, parks, shopping, and public transit, this home combines function, comfort, and an unbeatable location.MUST SEE!







Built in 1981

Essential Information

MLS® # E4457276 Price \$469,900 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,065

Acres 0.00

Year Built 1981

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 3620 42a Ave

Area Edmonton

Subdivision Kiniski Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 4N7

Amenities

Amenities See Remarks

Parking Double Garage Detached

Interior

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Julia Kiniski School

Middle Thelma Chalifoux School
High W.P. WAGNER SCHOOL

Additional Information

Date Listed September 11th, 2025

Zoning Zone 29

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