

\$549,000 - 3507 38a Avenue, Edmonton

MLS® #E4434040

\$549,000

6 Bedroom, 3.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This two-story maximizes every inch, nestled a pie-shaped cul-de-sac lot in Kiniski Gardens. Offering appx 3,000 sq. ft. of total living space across 3 fully developed levels, this home provides 6 bdrms plus a sliding barn-doors den that has served as a 7th bdrm. Step inside and be captivated by the grand entrance with 17-foot ceilings, a striking hairpin staircase and the abundance of natural light streaming through. The kitchen features modern cabinetry, granite countertops, SS appliances, flows into the fireplace family room & dining area with direct access to backyard on a new deck & privacy fence. Amazing master has walkin closet & 4 pc ensuite with jet soaker tub! Basement offers versatility with a second kitchen, full bathroom, separate laundry & private entrance through the garage. Highlights include attached heated garage, ZERO CARPET throughout, central air conditioner, HE endless hot-water-on-demand & furnace installed 2020 (serviced in 2023), new shingles in 2022, Telus security system 2020.

Built in 1992

Essential Information

MLS® # E4434040

Price \$549,000



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,931 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3507 38a Avenue |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6N9 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Guest Suite, Hot Water Natural Gas |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 1 |
| Zoning | Zone 29 |

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Listing information last updated on May 3rd, 2025 at 3:02pm MDT