

## \$385,000 - 3524 44a Avenue, Edmonton

MLS® #E4438833

**\$385,000**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Immaculate upgraded bungalow in a cul-de-sac with over \$45K in recent renovations, located in Southeast Edmonton. This bright, well-laid-out home features 3 bedrooms and 2 full bathrooms. The open living and dining area with bay window flows into a warm kitchen with new countertops, sink, and backsplash. A cozy dinette with patio doors opens to a spacious 2-tier southwest-facing deck. The beautifully finished basement includes a large bedroom, family room with new high-quality carpet and underlay, full bath, laundry room with new washer/dryer and nearby wash sink. Also features a built-in wet bar with fridge, library, and ample storage. Additional upgrades include new windows, doors, high-efficiency double-stage furnace, shingles, flooring, fresh paint, new fence, and energized 2-car parking with back alley access. Conveniently located near public and Catholic schools, public transit, Whitemud, and Anthony Henday.

Built in 1992

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438833  |
| Price     | \$385,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,042                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3524 44a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6K6         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Parking Pad Cement/Paved                                      |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Wet Bar |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

Date Listed May 28th, 2025

Days on Market 19

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:47am MDT