

# \$499,900 - 4020 36a Avenue, Edmonton

MLS® #E4437144

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,210 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautifully maintained bi-level home, nestled on a spacious corner lot in a quiet cul-de-sac in the highly desirable Kiniski Gardens neighborhood. Offering 2,030 sq ft of total living space, this home is perfect for families looking for comfort, space, and convenience. Step inside to discover 5 generous bedrooms and 3 full bathrooms, thoughtfully laid out to provide both privacy and functionality. The main floor features stunning LVP flooring, giving the space a fresh, modern feel, complemented by paint that still looks new! Enjoy two bright and inviting living rooms – perfect for entertaining or relaxing with loved ones – and a beautifully updated kitchen designed for both style and practicality. Additional upgrades include new blinds, Roof(2021) and HWT(2021) & Central AC. Outside, the double attached garage offers plenty of parking and storage. Located just minutes from Julia Kiniski School, other schools, shopping, parks, and walking trails & easy access to public transport.

Built in 1996

## Essential Information

MLS® # E4437144

Price \$499,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,210
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4020 36a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7B1

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 17th, 2025

Zoning                              Zone 29

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