

Courtesy Of Justin Tazi Of Exp Realty

## \$458,000 - 3627 40 Avenue, Edmonton

MLS® #E4449359

**\$458,000**

4 Bedroom, 2.50 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome home to this beautifully maintained 4-level split with a backyard oasis perfect for summer enjoyment. The main floor features hardwood flooring throughout the living and dining rooms, flowing into a spacious kitchen with a cozy breakfast nook. Patio doors lead to a covered deck and a large, landscaped backyard. Upstairs offers a generous primary suite with ensuite, plus two additional bedrooms and a full bathroom. The third level includes more hardwood flooring, a family room with gas fireplace, a den, powder room, and laundry area with direct access to the oversized garage. The fourth level is undeveloped and ready for your personal touch. This home offers plenty of living space and comfort throughout. **UPGRADES:** Shingles (7 yrs), HWT (5 yrs), built-in vacuum (6 yrs), furnace circuit board (5 yrs), modern appliances, garage exhaust fan, gas line to deck, security system, fiber optic internet, and built-in humidifier. Close to shopping, schools and parks. Corner Lot. Some photos virtually staged.

Built in 1992

### Essential Information

MLS® # E4449359

Price \$458,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,142                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3627 40 Avenue  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6M8         |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Crawl Space, Deck, Detectors Smoke, Patio, Vinyl Windows |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached                                   |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 29         |

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Listing information last updated on August 3rd, 2025 at 5:02pm MDT