

\$320,000 - 3607 44 Avenue, Edmonton

MLS® #E4466293

\$320,000

4 Bedroom, 1.50 Bathroom, 946 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautifully maintained home in the heart of Kiniski Gardens, one of Southeast Edmonton's most family-friendly communities. You'll love being just minutes from Kiniski Gardens Park, Creeks Crossing Park, and many more close by amenities - perfect for summer walks, picnics, and time outdoors with family and friends. Inside this beautiful home you'll find 4 Bedrooms, 1 and half baths, and a fully finished basement offering plenty of extra living space. This home has been thoughtfully updated with a new furnace, and new air conditioning, along with newer windows, the shingles were done in 2013, and new eavestroughs in 2021. Don't wait to check this one out!

Built in 1982

Essential Information

MLS® #	E4466293
Price	\$320,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	946
Acres	0.00
Year Built	1982



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3607 44 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5M5

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	JULIA KINISKI SCHOOL
Middle	THELMA CHALIFOUX SCHOOL
High	W.P. WAGNER SCHOOL

Additional Information

Date Listed November 20th, 2025

Zoning Zone 29

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