

\$449,000 - 3524 40 Avenue, Edmonton

MLS® #E4449718

\$449,000

5 Bedroom, 2.50 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 5 bedroom, 3 bath home in Millwoods located in the popular neighborhood of Kiniski Gardens. Highly rated Julia Kiniski Elementary School, parks, playgrounds, Public Transportation and all amenities are all within walking distance. High ceiling spacious living room with High-end hardwood floor, Bow window & Electric fireplace, Dining Area, Newer Kitchen with 2 Pantries, Granite countertop, Breakfast area with French doors, Tree lined backyard with no immediate neighbour's, Large Porch, Gazebo, Hot tub. Large Master Bedroom with good size walk-in closet & 3pc Ensuite, 2 more bedrooms & 4pc bath. Fully Finished Basement has great potential for future rental suite with 2 Bedrooms, Bathroom & very Large Living Room. Close to Kulawy Lake, Creeks Crossing Park & Mill Creek Ravine. Easy access to Whitemud Dr and Anthony Henday Dr., and the airport being just 25 minutes away! New Garage Door, Newer Furnace, Hot Water Tank & Shingles.

Built in 1991

Essential Information

MLS® # E4449718

Price \$449,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3524 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

Amenities

Amenities	Deck, Gazebo, Hot Tub
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 25th, 2025
Days on Market 10
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 August 4th, 2025 at 7:02am MDT