

\$380,000 - 3524 44a Avenue, Edmonton

MLS® #E4438833

\$380,000

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	\$380,000
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 61

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 July 28th, 2025 at 4:02am MDT