

## \$474,900 - 3620 42a Ave, Edmonton

MLS® #E4444423

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,065 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautiful bungalow CORNER LOT (54.3X110.4) offering 5 bedrooms with SEPARATE KITCHEN & SEPARATE ENTRANCE nestled in KINISKI GARDENS community. It has 3 bedrooms on the main level with full washroom & laundry. The finished basement comes with two bedrooms, a second living room, a full washroom, laundry, new kitchen, new flooring, new lighting. With a new fence and roof (2023), this property is move-in ready! It has oversized double detached garage. The opportunities are indeed endless for the investor or first time home buyer. Situated on a quiet street, you will have plenty of space for the kids to play and a large patio for all your summer BBQs. Situated just steps from ravine trails, parks, schools, shopping, and public transit, this property combines function, comfort, and an unbeatable location. A wonderful opportunity to own a versatile home in a well-established neighbourhood.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444423  |
| Price     | \$474,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3620 42a Ave    |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4N7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Julia Kiniski School    |
| Middle     | Thelma Chalifoux School |
| High       | W.P. WAGNER SCHOOL      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 71              |
| 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 September 4th, 2025 at 11:17pm MDT