

\$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

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|-----------|-----------|
| 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

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|------------|-------------------------|
| 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 |

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Listing information last updated on September 5th, 2025 at 7:47pm MDT