

## \$399,999 - 4004 37 Street, Edmonton

MLS® #E4458845

**\$399,999**

4 Bedroom, 2.50 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Stunning 4-level split with a **fully finished basement**, 2.5 baths and ~\$25,000 in tasteful renovations. Bright, open main floor showcases a huge **bay window** and **vaulted ceiling** over a large kitchen with central island, stainless steel appliances, abundant maple cabinets, beautiful backsplash and durable laminate flooring. Recent mechanicals: roof 2 years, hot water tank, furnace 1 year. Lower level offers a **new full bathroom with standing shower**, an oversized bedroom and a **massive family/media room with a cozy gas fireplace**. Outside features a **new fence and extended side deck** – perfect for entertaining. Walking distance to schools, shopping and parks, with quick access to Whitemud Drive and Anthony Henday. A turnkey family home you™ll love!

Built in 1997

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458845  |
| Price          | \$399,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,055     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1997                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4004 37 Street  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6M8         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling |
| Parking   | Front/Rear Drive Access, No Garage                                               |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Fireplace    | Yes                                                                                     |
| Fireplaces   | Tile Surround                                                                           |
| Stories      | 4                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Concrete, Vinyl                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Concrete, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

Date Listed September 21st, 2025

Days on Market 12

Zoning Zone 29

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Listing information last updated on October 3rd, 2025 at 4:02am MDT