

## \$299,900 - 3511 42 Avenue, Edmonton

MLS® #E4460250

**\$299,900**

2 Bedroom, 1.50 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Tucked into the heart of Kiniski Gardens, this 2 storey home offers space, character and an excellent opportunity. With 2 bedrooms, 1.5 baths and a functional layout, itâ€™s a smart choice for first-time buyers or investors seeking an affordable home in a great location. The main floor features large windows, a cozy corner fireplace and open dining and kitchen areas with backyard access for easy entertaining. Upstairs, the standout primary bedroom impresses with soaring wood ceilings, its own fireplace and direct access to the full jack-and-jill bath shared with the 2nd bedroom. A convenient half bath is on the main floor. The partially finished basement provides added flexibility for a rec room, wet bar and storage. While ready for your personal touch, this property offers the chance to build equity and value. Yard is landscaped with a detached single garage. Close to schools, parks, bus routes, Whitemud Drive and Anthony Henday, this home is full of potential.

Built in 1981

### Essential Information

MLS® #	E4460250
Price	\$299,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3511 42 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5C7

### Amenities

Amenities	Bar, Deck, Detectors Smoke, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Cul-De-Sac, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Julia Kiniski School
Middle	Thelma Chalifoux School
High	W.P. Wagner School

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	1
Zoning	Zone 29

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Listing information last updated on October 2nd, 2025 at 4:02pm MDT