

# \$545,000 - 3511 40 Avenue, Edmonton

MLS® #E4427905

## \$545,000

4 Bedroom, 3.00 Bathroom, 1,232 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Looking for a home your family won't outgrow? This beautifully renovated gem in Kiniski Gardens offers over 2,300 sq. ft. of living space across four levels, featuring 4 bedrooms, 3 family rooms (one easily converts to a 5th bedroom), and stunning natural light from large windows. The oversized (21x23) heated double garage keeps your vehicles warm, while a huge basement crawl space, large closets, and two backyard sheds provide ample storage. The spacious yard, sprawling deck with gazebo is perfect for summer gatherings, and you're just a 10-minute walk from Mill Creek Ravine trails and Julia Kiniski & St. Kateri Elementary Schools.

Built in 1992

### Essential Information

MLS® #	E4427905
Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family



Style	4 Level Split
Status	Active

### Community Information

Address	3511 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6N8

### Amenities

Amenities	Crawl Space, Deck, Gazebo, Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	34

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