

\$345,500 - 4138 36 Street, Edmonton

MLS® #E4458440

\$345,500

3 Bedroom, 1.50 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

SEPARATE SIDE ENTRANCE with great LEGAL BASEMENT SUITE development potential... Incredible value in the heart of Kiniski Gardens. The stucco exterior welcomes you to this very unique 2-story home with 3 bedrooms and 1.5 bath. Step inside and be greeted by the family room with huge window and warm hardwood flooring which flows graciously into a very spacious formal dining area. The bright kitchen comes with stainless steel appliances, ample counter space with plenty of room to add an island plus a breakfast nook which overlook the huge deck and beautiful backyard. Upstairs you will find 3 generous bedrooms and a common 4pce bathrooms. Basement is partially finished with big family room with rough-in plumbing for full bath and adequate space to add a second kitchen. Newer shingles (2023), newer washer and dryer(2023). On demand hot water heating and high efficiency furnace. Easy access to major roadways, bus, schools and shopping. A must see

Built in 1987

Essential Information

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Price \$345,500

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,248
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4138 36 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5M6

Amenities

Amenities	No Smoking Home
Parking	No Garage, Parking Pad Cement/Paved, Rear Drive Access

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	7
Zoning	Zone 29



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