

## \$359,900 - 3512 42a Avenue, Edmonton

MLS® #E4443286

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 3-bathroom single-family home in family-friendly Kiniski Gardens. The main floor features a spacious living area, functional kitchen, and a cozy dining space—perfect for everyday living. Upstairs offers newer laminate flooring, a large primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The fully finished basement adds great versatility with a rec room, den, bathroom, and dedicated laundry area. Enjoy the outdoors in the fenced yard with a durable resin shed and a large parking pad with space for multiple vehicles. Located just minutes from Whitemud Drive, this home offers quick access to schools, parks, and shopping. With its thoughtful layout and convenient location, this property is ideal for families, first-time buyers, or anyone looking to settle into a welcoming community.

Built in 1981

### Essential Information

MLS® #	E4443286
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,148
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3512 42a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4N7

### Amenities

Amenities	Deck
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	6

## Zoning

## Zone 29

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