

Courtesy Of Christy M Cantera Of Real Broker

## \$599,900 - 4319 38a Avenue, Edmonton

MLS® #E4443075

**\$599,900**

5 Bedroom, 3.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens with this AMAZING two-storey home built by Coventry Homes. Perfectly located in Cul-de-sac w/walking paths, trails, local amenities, PLUS Kulawy Lake & Creekâ€™s Crossing Park just a stroll away. Recently completed basement features an IN-LAW SUITE W/KITCHENETTE, 2 bedrooms, 4 pc bath & plenty of storage to meet the demands of your growing/extended family. Welcoming foyer is complimented by front office, powder room & convenient main-floor laundry room. Soaring ceilings in GREAT ROOM, oversized picture window & espresso mantle over gas fireplace adds to the grandeur of space. Delightful kitchen showcases, centre island, granite countertops, corner pantry, to-ceiling cabinetry, upscale SS appliances w/gas range & dinette w/amazing views of full width back deck (freshly painted), lush landscaping & dog run. Open-to-below, upper-level greets you w/2 spacious bedrooms, 4pc bath & ownerâ€™s suite w/divine 4pc ensuite & WIC. New shingles, central A/C & heated garage w/oversized driveway.

Built in 1998

### Essential Information

MLS® # E4443075

Price \$599,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,794
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4319 38a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6Z5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## School Information

Elementary JULIA KINISKI SCHOOL K-6

Middle THELMA CHALIFOUX SCHOOL 7-9

High W.P. WAGNER SCHOOL 10-12

## Additional Information

Date Listed June 19th, 2025

Days on Market 15

Zoning Zone 29

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