

## **\$529,900 - 4306 37 Street, Edmonton**

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MLS® #E4437183

**\$529,900**

6 Bedroom, 4.00 Bathroom, 1,601 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens! Move-In Ready & Fully Renovated, situated on a HUGE LOT of 6839ft. This beautifully updated 6-bedroom, 4-bathroom home offers exceptional value, featuring BRAND NEW APPLIANCES, NEW PAINT, LIGHTING FIXTURES, KITCHEN, Countertop, FLOORING and upgraded windows thru-out the upper levels. Situated on a SPACIOUS lot, there's plenty of room for outdoor enjoyment & gardening. Main floor features a Bedroom and Full Bath. This house boasts a generous layout ideal for growing families or multi-generational living. A separate side entrance leads to a FULLY FINISHED BASEMENT complete with 2 bedrooms, Full Bath, SECOND KITCHEN, and SEPARATE LAUNDRY facilities. Conveniently located near major highways, daily commuting is effortless. You'll also enjoy close proximity to shopping centers, schools, parks, and all essential amenities. Just a 4-minute drive to Jackson Heights Elementary School, this property is ideal for families with school-aged children.



Built in 1981

### **Essential Information**

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Price \$529,900

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,601
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4306 37 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4J7

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Back Lane, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Public Swimming Pool, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	16
Zoning	Zone 29

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Listing information last updated on June 2nd, 2025 at 3:02pm MDT