

Courtesy Of Michelle Gredling Of Liv Real Estate

# \$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 15

## Zoning

## Zone 29

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Listing information last updated on April 12th, 2025 at 9:17am MDT