

\$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 wonâ€™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 youâ€™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 | 81 |

Zoning

Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 3:02am MDT