

Courtesy Of Paige Gibson Of MaxWell Polaris

\$479,900 - 3612 40 Avenue, Edmonton

MLS® #E4427311

\$479,900

4 Bedroom, 2.50 Bathroom, 1,576 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Creeks Crossing in Kiniski! This beautifully maintained 1,575 sq.ft home has everything you need w/ 4 beds, 2.5 baths, A/C, & a double attached garage. Step inside to a bright & spacious living room with vaulted ceilings, creating a grand first impression. Also on the main level, you'll find a large dining area & a newly renovated kitchen w/ modern ceiling-height cabinetry, Carrara Marble backsplash, updated countertops, & newer appliances. The kitchen flows into a breakfast nook & a 2nd living room w/ a warm gas fireplace. Here Patio doors lead out to a massive 16x32 ft deck & an huge backyardâ€”perfect for entertaining. Upstairs, youâ€™ll find 2 well-sized beds & 4-pce bath, along with a spacious primary suite featuring ample closet space & an updated 4-pce ensuite. The basement offers even more living space with a family room, an additional bed, & a laundry room. Enjoy peace of mind with recent upgrades, including: A/C (~3 yrs), Shingles (~10 yrs), Furnace (~5 yrs) & mostly new windows.

Built in 1991

Essential Information

MLS® #	E4427311
Price	\$479,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3612 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

Amenities

Amenities	Air Conditioner, Deck, Gazebo, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 25th, 2025

Days on Market 12

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 April 6th, 2025 at 4:17pm MDT