

Courtesy Of Dorothy M Cornel Of RE/MAX River City

## \$499,900 - 4109 38 Street, Edmonton

MLS® #E4426130

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,000 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Investor's Dream or Perfect for First-Time Buyers! Welcome to this charming bungalow in the desirable community of Kiniski Gardens. This home features a SEPARATE ENTRANCE leading to a fully finished basement equipped w/ its own kitchen, Full bath, 2 BDRMS & separate laundry. Fantastic mortgage helper! The main floor boasts a spacious living room, a bright dining area, and an open-concept kitchen with ample cabinets and drawers to meet all your cooking needs. You'll also find three generously sized bedrooms, a 4-piece bathroom, and its own dedicated laundry for added convenience. Step outside to a large, fully fenced backyard, where you'll find access to the separate entrance leading to the basement. This home also features a double detached garage and recent upgrades, including shingles replaced within the last 5 years, and a furnace replaced just 4 years ago. Enjoy the convenience of walking distance to schools, parks, shopping, and public transportation. Don't miss this fantastic opportunity!

Built in 1982

### Essential Information

MLS® #	E4426130
Price	\$499,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4109 38 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E5

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 18

Zoning Zone 29

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