

\$469,900 - 3620 42a Ave, Edmonton

MLS® #E4457276

\$469,900

5 Bedroom, 2.00 Bathroom, 1,065 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautiful bungalow on a CORNER LOT (54.3 x 110.4) nestled in the desirable community of Kiniski Gardens. Offering 5 bedrooms with a separate kitchen and separate entrance, this home is an excellent opportunity for families, first-time buyers, or investors seeking rental potential. The main floor features 3 comfortable bedrooms, a full washroom, and convenient laundry. The fully finished basement adds 2 additional bedrooms, a second living room, a full washroom, laundry, plus a brand-new kitchen, new flooring, and modern lighting. Recent upgrades include a new roof and fence (2023), making this property truly move-in ready. An oversized double detached garage provides generous parking and storage. Situated on a quiet street with a large patio and fenced yard, there is plenty of space for kids to play and family gatherings. Only steps away from ravine trails, schools, parks, shopping, and public transit, this home combines function, comfort, and an unbeatable location. **MUST SEE!**

Built in 1981

Essential Information

MLS® #	E4457276
Price	\$469,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3620 42a Ave
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4N7

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Julia Kiniski School
Middle	Thelma Chalifoux School
High	W.P. WAGNER SCHOOL

Additional Information

Date Listed	September 11th, 2025
Days on Market	6
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 September 17th, 2025 at 8:47am MDT