

\$474,900 - 3620 42a Ave, Edmonton

MLS® #E4444423

\$474,900

5 Bedroom, 2.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautiful bungalow CORNER LOT (54.3X110.4) offering 5 bedrooms with SEPARATE KITCHEN & SEPARATE ENTRANCE nestled in KINISKI GARDENS community. It has 3 bedrooms on the main level with full washroom & laundry. The finished basement comes with two bedrooms, a second living room, a full washroom, laundry, new kitchen, new flooring, new lighting. With a new fence and roof (2023), this property is move-in ready! It has oversized double detached garage. The opportunities are indeed endless for the investor or first time home buyer. Situated on a quiet street, you will have plenty of space for the kids to play and a large patio for all your summer BBQs. Situated just steps from ravine trails, parks, schools, shopping, and public transit, this property combines function, comfort, and an unbeatable location. A wonderful opportunity to own a versatile home in a well-established neighbourhood.

Built in 1981

Essential Information

MLS® #	E4444423
Price	\$474,900
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	June 26th, 2025
Days on Market	60
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 August 25th, 2025 at 6:02am MDT