

Courtesy Of Angie Aspin Of Re/max Elite

\$315,000 - 3907 41 Avenue, Edmonton

MLS® #E4139102

\$315,000

3 Bedroom, 2.00 Bathroom, 1,057 sqft
Single Family on 0 Acres

Kiniski Gardens, Edmonton, AB

Well maintained 4 level split on a quiet street. Located in Kiniski Gardens! Great for first time buyers or investors. Main level has a combined living room/dining room area. Kitchen has stainless steel appliances (dishwasher and oven newer) with a breakfast nook with plenty of natural sunlight. Second level has master bedroom with walk in closet, 2 other bedrooms and 4 pce. main bath. 3rd level is family room with brick facing woodturning fireplace. 4th level has a den/hobby room, 4 pce. bathroom, storage and utility/laundry. Upgrades include cladbed windows, shingles on house and garage (2009), furnace (2011), HWT (2013) and laminate flooring in living room/dining room area. Large south facing deck. Oversized Back lane Rear access Double garage 24'x20'. Backs on to playground of school. Nicely treed. Walking distance to 2 elementary schools. Playground, shopping and public transportation all close by. Easy access to Whitemud and Anthony Hendy. Cute little home with great appeal!

Built in 1983

Essential Information

MLS® #	E4139102
Price	\$315,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,057
Acres	0.09
Year Built	1983
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	4 Level Split
Status	ACTIVE

Community Information

Address	3907 41 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5K5

Amenities

Features	Deck
Parking Spaces	2
Parking	Double Garage Detached, Rear Drive Access
# of Garages	2
Garages	20x24

Interior

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Refrigerator, Stove-Electric, Window Coverings, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan
Heating	Forced Air-1
Has Basement	Yes
Basement	Partly Finished, Full
Fireplace	Yes
Fireplaces	Wood, Brick Facing
# of Stories	3

Exterior

Exterior	Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

School Information

Elementary Julia Kiniski

Middle Kate Chegwin

High McNally

Listing information last updated on June 25th, 2019 at 10:16am MDT