

## \$329,000 - 4124 37a Street, Edmonton

MLS® #E4450357

**\$329,000**

4 Bedroom, 1.00 Bathroom, 951 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this charming bi-level home in family-friendly Kiniski Gardens! Offering 950 sqft above grade plus an additional 628 sqft of developed living space, this 4-bedroom, 1-bathroom property is full of potential. The main floor features a bright living room, dining area, and kitchen, while the lower level boasts a spacious family room—perfect for cozy movie nights or entertaining guests. The unfinished basement offers endless opportunity to customize and expand your living space. Situated on a large yard on a quiet street, this home is ideal for first-time buyers, investors, or renovators looking to add value. Enjoy easy access to Whitemud Drive, 17th Street shopping, parks, schools & more. A great opportunity in a welcoming community!

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450357  |
| Price          | \$329,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 951       |
| Acres          | 0.00      |
| Year Built     | 1985      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4124 37a Street |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 5R6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | No Garage, See Remarks |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 29         |

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