

Courtesy Of Alanna Hollis Of MaxWell Polaris

## \$340,000 - 3712 43 Avenue, Edmonton

MLS® #E4427150

**\$340,000**

3 Bedroom, 1.50 Bathroom, 1,129 sqft  
Single Family on 0.00 Acres

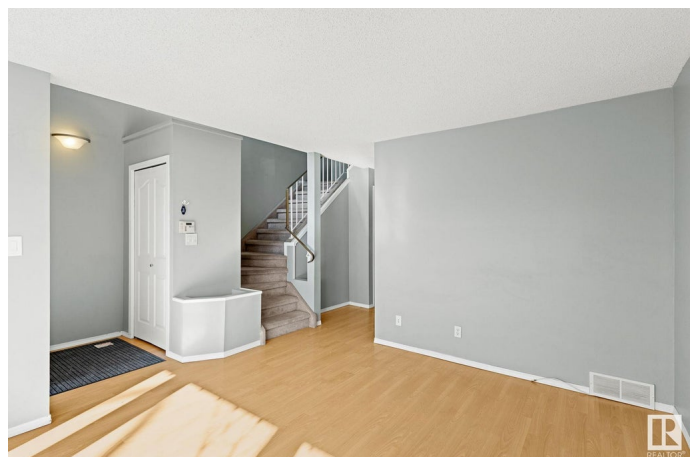
Kiniski Gardens, Edmonton, AB

Welcome to this charming 3-bedroom, 2-bathroom home in the highly sought-after Kiniski Gardens. With 1,100 sq. ft. of bright and inviting space, this home is the perfect blend of comfort and potential. Step inside to a sunlit entryway that leads into the bright front living room, where natural light pours in, creating a warm & welcoming atmosphere. The spacious living area flows effortlessly into the kitchen & dining room, which overlooks the backyard. Upstairs, you'll find three generous bedrooms, including a bright and airy primary retreat designed for relaxation. The partly finished basement adds extra versatility—perfect for a rec room, home office, or entertainment space. Outside, you're just steps from parks, schools, shopping, and public transit, with quick access to Whitemud & Henday for effortless commuting. Whether you're a first-time homebuyer or looking for a fresh start, this home is packed with potential—Furnace, HWT, Roof 2017, Upstairs & Dining room windows 2017.

Built in 1981

### Essential Information

MLS® #	E4427150
Price	\$340,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3712 43 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A5

### **Amenities**

Amenities	Deck, Low Flow Faucets/Shower, No Smoking Home, Parking-Extra, R.V. Storage
Parking	2 Outdoor Stalls, RV Parking, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 24th, 2025

Days on Market 11

Zoning Zone 29

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Listing information last updated on April 4th, 2025 at 4:17pm MDT