

\$359,900 - 3512 42a Avenue, Edmonton

MLS® #E4443286

\$359,900

3 Bedroom, 2.50 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 3-bathroom single-family home in family-friendly Kiniski Gardens. The main floor features a spacious living area, functional kitchen, and a cozy dining space—perfect for everyday living. Upstairs offers newer laminate flooring, a large primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The fully finished basement adds great versatility with a rec room, den, bathroom, and dedicated laundry area. Enjoy the outdoors in the fenced yard with a durable resin shed and a large parking pad with space for multiple vehicles. Located just minutes from Whitemud Drive, this home offers quick access to schools, parks, and shopping. With its thoughtful layout and convenient location, this property is ideal for families, first-time buyers, or anyone looking to settle into a welcoming community.

Built in 1981

Essential Information

| | |
|------------|-----------|
| MLS® # | E4443286 |
| Price | \$359,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,148 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3512 42a Avenue |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 4N7 |

Amenities

| | |
|-----------|---|
| Amenities | Deck |
| Parking | Parking Pad Cement/Paved, Rear Drive Access |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 11 |

Zoning

Zone 29

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