

\$340,000 - 3712 43 Avenue, Edmonton

MLS® #E4427150

\$340,000

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

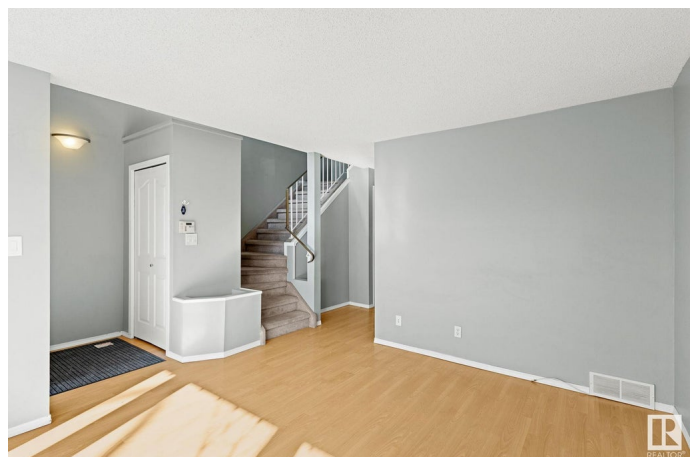
Kiniski Gardens, Edmonton, AB

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 2:02pm MDT