



Edmonton

3526 42 AV NW

Kiniski Gardens

T6L 5C8

LP:

SP:

\$380,000

M

Listing ID #

E4491491

Building Type

Detached Single Family

Style

2 Storey

Year Built

1981

Full Baths

1

Half Baths

1

Total Baths

1.1

Tot Flr AG SqFt

1,256.59

Sold Date

Bedrooms Above

3

Bedrooms Total

3

Basement

Full

Basement Dev

Unfinished

Tot Flr AG SqM

116.74

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Excellent starter home with fully renovated kitchen & baths! This 3 bedroom, 1.5 bath home is in great condition - move in ready - with some very nice upgrades. Nestled in a cul-de-sac with no thru traffic, you will enjoy 1256 sq ft with luxury vinyl plank flooring. The living room is spacious & you'll see a fireplace for cozy evenings & open beam plan. The kitchen has been fully renovated & features stainless steel appliances, a window facing the yard & a very generous dining area with patio doors to the back deck. There's also a handy, fully renovated half bath on this level. Upstairs you'll find a spacious primary bedroom with 2 closets, 2 more good sized bedrooms (both with good closet space), linen closet & renovated 4piece bathroom. The basement is unfinished with rough in for a 3rd bath - ready for your design ideas! The yard is large, fully fenced with a deck - perfect for family get-togethers. Great mechanicals too - all located not far from shopping, schools & transportation.

Directions

Living Room	5.84x4.15	M	Bedroom 3	2.92x2.57	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.07x2.54	M	Bedroom 4			1	2	M	No	Main	59.16	636.80
Kitchen	3.63x2.75	M				2	4	U	No	Upper	57.58	619.79
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd	49.23	529.91
Primary Bedrm	4.56x3.65	U				6				Tot Flr AG	116.74	1,256.59
Bedroom 2	3.93x2.57	U				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Stucco, Vinyl

Flooring

Carpet, Vinyl Plank

Features

Deck, No Smoking Home

Construction

Wood Frame

Basement

Full / Unfinished

Separate Ent

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

349.21

Zoning

Tax Amount

\$3,279.99 / 2025

Conform Type

Conform Year

Goods Incl

Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Goods Excl

INCLUDED IN SALE: Extra hot water tank, trampoline

Warranty

Fireplace

Yes

FP Fuel

Wood

FP Type

Corner

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Parking

No Garage

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			