

## \$375,000 - 3515 42 Avenue, Edmonton

MLS® #E4459664

**\$375,000**

3 Bedroom, 1.50 Bathroom, 1,276 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Outstanding value in Kiniski Gardens! Nestled on a quiet cul-de-sac this recently renovated, move-in ready, 3 bedroom 1.5 bath detached 2 storey home w/ central AC features nearly 1900 sq ft of fully finished living space! From the front foyer, the spacious living room w/ corner wood burning fireplace & stylish ceiling beam leads to the eat-in kitchen w/ newer cabinets, countertops, hardware & s/steel appliances including a new dishwasher. The convenient 2pce powder room is also on the main floor. Garden doors give easy access to the updated deck, sidewalks & fully fenced, landscaped yard w/ storage shed & private parking pad to fit 2 cars. Upstairs youâ€™ll find the generously sized primary bedroom w/ dual closets, 2 more bedrooms & the fully renovated, modern 4-piece bath. The basement offers a large rec room, newer stacking washer/dryer & additional storage. Minutes from the Whitemud, Henday, schools, parks, shops & public transit, this home combines style, comfort & convenience- make your move today!

Built in 1981

### Essential Information

MLS® # E4459664

Price \$375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,276                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3515 42 Avenue  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 5C7         |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 4                                                                                              |
| Parking        | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access                                  |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace    | Yes                                                                                                                                       |
| Fireplaces   | Corner                                                                                                                                    |
| Stories      | 3                                                                                                                                         |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                                    |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                |
| Construction      | Wood, Stucco                                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                                              |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Julia Kiniski    |
| Middle     | Thelma Chalifoux |
| High       | W.P. Wagner      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 29              |

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Listing information last updated on October 19th, 2025 at 4:47am MDT