

## \$490,000 - 3828 41 Street, Edmonton

MLS® #E4422412

**\$490,000**

5 Bedroom, 3.00 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This beautiful custom-built executive bilevel home offers 5 bedrooms, 3 bathrooms, and 2 kitchens, making it ideal for multi-generational living. Located on a large lot with a double car garage and expansive driveway, the home boasts 1365 SQFT of well-designed living space. The main floor features a spacious, sunlit living room with a cozy fireplace, a gorgeous kitchen with high-end oak cabinetry and stainless steel appliances, and 3 large bedrooms. The fully finished basement includes an in-law suite with 2 bedrooms, a full bath, a kitchen, and a large living area. Located in the desirable Kiniski Gardens neighborhood, this home is within walking distance to two elementary schools, parks, public transportation, and amenities, and just a 5-minute drive from a nearby high school. With easy access to Whitemud Dr and Anthony Henday, and just minutes from the scenic beauty of Mill Creek Ravine, this home truly has it all – space, comfort, and an unbeatable location.

Built in 1992

### Essential Information

MLS® # E4422412

Price \$490,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,352                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3828 41 Street  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6R5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                           |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

Date Listed February 21st, 2025

Days on Market 57

Zoning Zone 29

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