

## \$469,900 - 3620 42a Ave, Edmonton

MLS® #E4457276

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,065 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautiful bungalow on a CORNER LOT (54.3 x 110.4) nestled in the desirable community of Kiniski Gardens. Offering 5 bedrooms with a separate kitchen and separate entrance, this home is an excellent opportunity for families, first-time buyers, or investors seeking rental potential. The main floor features 3 comfortable bedrooms, a full washroom, and convenient laundry. The fully finished basement adds 2 additional bedrooms, a second living room, a full washroom, laundry, plus a brand-new kitchen, new flooring, and modern lighting. Recent upgrades include a new roof and fence (2023), making this property truly move-in ready. An oversized double detached garage provides generous parking and storage. Situated on a quiet street with a large patio and fenced yard, there is plenty of space for kids to play and family gatherings. Only steps away from ravine trails, schools, parks, shopping, and public transit, this home combines function, comfort, and an unbeatable location. **MUST SEE!**

Built in 1981

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457276  |
| Price  | \$469,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3620 42a Ave    |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4N7         |

### **Amenities**

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

### **Interior**

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Julia Kiniski School    |
| Middle     | Thelma Chalifoux School |
| High       | W.P. WAGNER SCHOOL      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 29              |

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Listing information last updated on October 3rd, 2025 at 2:47am MDT