

## \$299,900 - 4035 38 Street, Edmonton

MLS® #E4452811

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this charming two-storey townhome condo in an exclusive complex of just 13 homes. Offering over 1,300 sq. ft. of living space, this 3-bedroom, 2.5-bath home is full of potential and ready for your personal touch. The main floor features a spacious living room with a cozy corner fireplace and large window, a generous dining area with garden doors to a private side yard, and a bright kitchen with ample counter space. A convenient half bath and main floor laundry complete this level. Enjoy morning coffee on the beautiful front porch overlooking the peaceful green space. Upstairs you'll find three bedrooms, including a primary suite with a 4-piece ensuite. The basement is partially finished with a rec room and storage area. Additional highlights include a high-efficiency furnace and a double attached garage. Located in a quiet community, this offers an excellent opportunity to invest in a home with great bones in a desirable location.

Built in 1993

### Essential Information

MLS® #	E4452811
Price	\$299,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4035 38 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6W8

### Amenities

Amenities	Detectors Smoke, Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	Zone 29
Condo Fee	\$320

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