

Courtesy Of Christy M Cantera Of Real Broker

## \$599,900 - 4319 38a Avenue, Edmonton

MLS® #E4443075

**\$599,900**

5 Bedroom, 3.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens with this AMAZING two-storey home built by Coventry Homes. Perfectly located in Cul-de-sac w/walking paths, trails, local amenities, PLUS Kulawy Lake & Creekâ€™s Crossing Park just a stroll away. Recently completed basement features an IN-LAW SUITE W/KITCHENETTE, 2 bedrooms, 4 pc bath & plenty of storage to meet the demands of your growing/extended family. Welcoming foyer is complimented by front office, powder room & convenient main-floor laundry room. Soaring ceilings in GREAT ROOM, oversized picture window & espresso mantle over gas fireplace adds to the grandeur of space. Delightful kitchen showcases, centre island, granite countertops, corner pantry, to-ceiling cabinetry, upscale SS appliances w/gas range & dinette w/amazing views of full width back deck (freshly painted), lush landscaping & dog run. Open-to-below, upper-level greets you w/2 spacious bedrooms, 4pc bath & ownerâ€™s suite w/divine 4pc ensuite & WIC. New shingles, central A/C & heated garage w/oversized driveway.

Built in 1998

### Essential Information

MLS® # E4443075

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,794                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4319 38a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6Z5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Insulated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel, Tile Surround  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                JULIA KINISKI SCHOOL K-6

Middle                      THELMA CHALIFOUX SCHOOL7-9

High                         W.P. WAGNER SCHOOL10-12

**Additional Information**

Date Listed                June 19th, 2025

Days on Market        20

Zoning                      Zone 29

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Listing information last updated on July 9th, 2025 at 4:03pm MDT