

## \$375,000 - 4023 38 Street, Edmonton

MLS® #E4447392

**\$375,000**

4 Bedroom, 3.50 Bathroom, 1,397 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Rare find! Fantastic two storey 3+1 bedroom 4 bathroom half duplex townhouse with double attached garage and very reasonable condo fee (landscaping and snow removal included).

Move in Ready with all levels finished and loaded with features. Family sized kitchen with bright white cabinets, laminate flooring and a separate dining room. Spacious living room with corner gas fireplace and access to the fenced yard. Full sized side by side laundry pair is found in the main floor half bath.

Upstairs contains 3 generous sized bedrooms incl. the master suite with large walk-in closet and 4pc. ensuite. The lower level is professionally finished with a family/rec room, 4th bedroom and 3pc ensuite/bath. Across the street from a school and the Creek's Crossing Park and Playground. Close to all amenities. Great family neighborhood.

Built in 1993

### Essential Information

MLS® #	E4447392
Price	\$375,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,397



Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4023 38 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6W8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	July 10th, 2025
Days on Market	6
Zoning	Zone 29
Condo Fee	\$329

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