

## \$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 | 22                |
| Zoning         | Zone 29           |
| Condo Fee      | \$320             |

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Listing information last updated on September 4th, 2025 at 9:17am MDT