

\$340,000 - 3712 43 Avenue, Edmonton

MLS® #E4427150

\$340,000

3 Bedroom, 1.50 Bathroom, 1,129 sqft
Single Family on 0.00 Acres

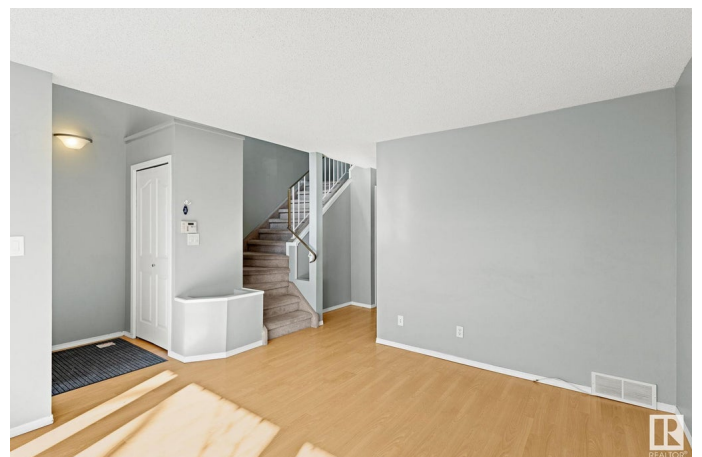
Kiniski Gardens, Edmonton, AB

Welcome to this charming 3-bedroom, 2-bathroom home in the highly sought-after Kiniski Gardens. With 1,100 sq. ft. of bright and inviting space, this home is the perfect blend of comfort and potential. Step inside to a sunlit entryway that leads into the bright front living room, where natural light pours in, creating a warm & welcoming atmosphere. The spacious living area flows effortlessly into the kitchen & dining room, which overlooks the backyard. Upstairs, you'll find three generous bedrooms, including a bright and airy primary retreat designed for relaxation. The partly finished basement adds extra versatility—perfect for a rec room, home office, or entertainment space. Outside, you're just steps from parks, schools, shopping, and public transit, with quick access to Whitemud & Henday for effortless commuting. Whether you're a first-time homebuyer or looking for a fresh start, this home is packed with potential—Furnace, HWT, Roof 2017, Upstairs & Dining room windows 2017.

Built in 1981

Essential Information

MLS® #	E4427150
Price	\$340,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3712 43 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A5

Amenities

Amenities	Deck, Low Flow Faucets/Shower, No Smoking Home, Parking-Extra, R.V. Storage
Parking	2 Outdoor Stalls, RV Parking, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 24th, 2025

Days on Market 13

Zoning Zone 29

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Listing information last updated on April 6th, 2025 at 11:02am MDT