

## \$345,000 - 3508 44 Avenue, Edmonton

MLS® #E4443793

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this lovely Raised bungalow in Kiniski gardens offering, 2+1 bedroom in total, 2 full baths plus a fully finished basement. Nestled in a quiet Cul-de-Sac, this home could be ideal for a first time home buyer or an investor. Main floor features, a light filled living room with bay window, a spacious dining area off the kitchen with patio doors leading out to a covered deck. New laminate flooring on the entire main floor just been installed. New roof in 2020. Basement contains, a massive family room with wood stove, third bedroom, a full bath, laundry/utility room & ample storage space. Room to build a double garage off back alley. Conveniently located close to Schools, bus, Shopping mall & day care. Come check this out. Won't last!

Built in 1990

### Essential Information

MLS® #	E4443793
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	1990



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3508 44 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K5

### Amenities

Amenities	Deck, Detectors Smoke
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Jackson heights
------------	-----------------

### Additional Information

Date Listed June 22nd, 2025

Days on Market 14

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 4:32am MDT