

Courtesy Of Paige Gibson Of MaxWell Polaris

\$479,900 - 3612 40 Avenue, Edmonton

MLS® #E4427311

\$479,900

4 Bedroom, 2.50 Bathroom, 1,576 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Creeks Crossing in Kiniski! This beautifully maintained 1,575 sq.ft home has everything you need w/ 4 beds, 2.5 baths, A/C, & a double attached garage. Step inside to a bright & spacious living room with vaulted ceilings, creating a grand first impression. Also on the main level, you'll find a large dining area & a newly renovated kitchen w/ modern ceiling-height cabinetry, Carrara Marble backsplash, updated countertops, & newer appliances. The kitchen flows into a breakfast nook & a 2nd living room w/ a warm gas fireplace. Here Patio doors lead out to a massive 16x32 ft deck & an huge backyardâ€”perfect for entertaining. Upstairs, youâ€™ll find 2 well-sized beds & 4-pce bath, along with a spacious primary suite featuring ample closet space & an updated 4-pce ensuite. The basement offers even more living space with a family room, an additional bed, & a laundry room. Enjoy peace of mind with recent upgrades, including: A/C (~3 yrs), Shingles (~10 yrs), Furnace (~5 yrs) & mostly new windows.

Built in 1991

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427311 |
| Price | \$479,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,576 |
| Acres | 0.00 |
| Year Built | 1991 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3612 40 Avenue |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6M8 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Gazebo, Vaulted Ceiling, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| 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, Flat Site, Golf Nearby, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 25th, 2025

Days on Market 11

Zoning Zone 29

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Listing information last updated on April 5th, 2025 at 2:02am MDT