

## **\$624,000 - 3819 42 Street, Edmonton**

MLS® #E4442478

**\$624,000**

7 Bedroom, 3.50 Bathroom, 2,645 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

WOW! This 6 BEDROOMS + MAINFLOOR DEN+3.5 BATHROOMS gorgeous home has over 3800 SQFT living space. This home is situated on a quite cul-de-sac in the beautiful community of KINISKI GARDENS . The main floor features large living room with HIGH CEILING, den, family room, dining area , half bath and a spacious kitchen with GRANITE COUNTERTOPS and NEW STAINLESS STEEL APPLIANCES. The upper floor has a big primary bedroom with 5pc ensuite and walk in closet, 2 other spacious bedrooms, bonus room and a common bath. The basement is FULLY FINISHED with 3 large bedrooms, flex room and a full bath. Recent updates include NEW PAINT, NEW APPLIANCES, CABINETS REFINISHING, BASEMENT FLOORING, LIGHT FIXTURES , PLUMBING FIXTURES and many more. NO CARPETS. The extra large backyard with a good size deck is perfect for the summer BBQ and gatherings. This home is very conveniently located to shopping, schools, public transportation, Whitemud Drive, Anthony Henday and all other amenities. IMMEDIATE POSSESSION AVAILABLE.



Built in 1997

### **Essential Information**

MLS® #

E4442478

Price	\$624,000
Bedrooms	7
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,645
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3819 42 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6Z6

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Kate Chegwin School
Middle	Thelma Chalifoux School
High	J. Percy Page High School

### Additional Information

Date Listed	June 14th, 2025
Days on Market	16
Zoning	Zone 29

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Listing information last updated on June 30th, 2025 at 1:18pm MDT