

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
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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 3:32pm MDT