

# \$329,000 - 4124 37a Street, Edmonton

MLS® #E4450357

## \$329,000

4 Bedroom, 1.00 Bathroom, 951 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this charming bi-level home in family-friendly Kiniski Gardens! Offering 950 sqft above grade plus an additional 628 sqft of developed living space, this 4-bedroom, 1-bathroom property is full of potential. The main floor features a bright living room, dining area, and kitchen, while the lower level boasts a spacious family room—perfect for cozy movie nights or entertaining guests. The unfinished basement offers endless opportunity to customize and expand your living space. Situated on a large yard on a quiet street, this home is ideal for first-time buyers, investors, or renovators looking to add value. Enjoy easy access to Whitemud Drive, 17th Street shopping, parks, schools & more. A great opportunity in a welcoming community!

Built in 1985

### Essential Information

MLS® #	E4450357
Price	\$329,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	951
Acres	0.00
Year Built	1985



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4124 37a Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5R6

### **Amenities**

Amenities	See Remarks
Parking	No Garage, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	3
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 August 2nd, 2025 at 11:17am MDT