

\$338,800 - 3508 44 Avenue, Edmonton

MLS® #E4443793

\$338,800

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Amazing value! Lowest priced Single family home in South east Edmonton offering, 2+1 bedroom, 2 full baths & a fully finished basement. Main floor features, a light filled living room with bay window, lovely kitchen opens to a spacious dining area with patio doors to a covered deck. New Vinyl flooring has just been installed on the entire main level. 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 add a garage off back alley. Quiet street near, Schools, bus, Shopping, day care & Church. Priced for a quick sale!

Built in 1990

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4443793 |
| Price | \$338,800 |
| 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 | 21 |

Zoning

Zone 29

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Listing information last updated on July 13th, 2025 at 2:47pm MDT