

# **\$104,900 - 112 3610 43 Avenue, Edmonton**

MLS® #E4431931

**\$104,900**

1 Bedroom, 1.00 Bathroom, 705 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Very spacious 700 + square foot one bedroom main floor unit in The Regatta, located in the quiet and family friendly residential neighborhood of Kiniski Gardens. This unit is conveniently located and very close to the laundry room, mailboxes, parking stall and no stairs to take or elevator to wait for. Large living room/dining room area for relaxing or entertaining guests and a very spacious bedroom that will accommodate any bedroom furniture. Full 4 piece bath, in suite storage, surface level energized parking stall and a private fenced terrace round out everything this unit has to offer. Great connections with The Whitemud and Henday close by and public transportation, schools, shopping and recreation facilities short commutes away as well. Whether you're an investor, student or someone who's looking to get their feet wet in the red hot Edmonton real estate market, don't overlook this great looking one bedroom condo unit that's priced to sell and offers great value. Cheaper than renting.

Built in 1982

## **Essential Information**

MLS® # E4431931

Price \$104,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	112 3610 43 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5T2

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 21st, 2025
Days on Market	9
Zoning	Zone 29
Condo Fee	\$362

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 April 30th, 2025 at 8:47pm MDT