

## \$550,000 - 3812 42 Street, Edmonton

MLS® #E4450583

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this fully finished bi-level in the sought-after community of Kiniski Gardens. The main floor features a bright open-concept layout with vaulted ceilings, a three-sided fireplace, and seamless flow between the living room, dining area, and kitchen—ideal for both relaxing and entertaining. You'll also find two spacious bedrooms and two full 4-piece bathrooms, with the primary bedroom offering a walk-in closet and ensuite, plus a generous size home office to complete the floor. The fully finished basement offers additional bedroom(s), a cozy rec room with corner fireplace, and a third 4-piece bathroom—perfect for guests or added living space. Enjoy central A/C for year-round comfort and step outside to a multi-tiered deck overlooking a tranquil backyard. Located close to schools, parks, shopping, transit, and walking trails—this home truly has it all.

Built in 1996

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450583  |
| Price          | \$550,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,427     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1996                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3812 42 Street  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6Z6         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Vaulted Ceiling |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Corner, Three Sided, Tile Surround                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                2

Zoning                            Zone 29

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Listing information last updated on August 2nd, 2025 at 8:32am MDT