

\$519,900 - 3635 44 Street, Edmonton

MLS® #E4464282

\$519,900

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Magnificent location! Rarely do homes become available in this highly sought-after quiet area, where most neighbours are original owners. Situated on a large corner lot facing the ravine, this beautifully updated bi-level offers direct access just steps away from scenic walking trails. Thoughtfully maintained and upgraded, the home features 12 solar panels (2024), a new roof, fascia, and storm drains (2023), all new windows, new front and back doors, and a new insulated garage door with opener. Inside, enjoy fresh white paint upstairs, modern laminate flooring, updated bathrooms, and a refreshed kitchen with painted cabinets, and a spacious dining area. The finished basement includes two additional bedrooms, a living room, 3-piece bath and a large storage area under the stairs—ideal for guests or extended family. With vaulted ceilings, formal dining, and an oversized double garage, this home blends comfort, efficiency, and timeless charm—all just minutes from schools, shopping, and transportation.

Built in 1999

Essential Information

MLS® # E4464282

Price \$519,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3635 44 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7C3

Amenities

Amenities	Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 31st, 2025

Days on Market 5

Zoning Zone 29

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