

\$374,999 - 4004 37 Street, Edmonton

MLS® #E4458845

\$374,999

4 Bedroom, 2.50 Bathroom, 1,055 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Stunning 4-level split with a **fully finished basement**, 2.5 baths and ~\$25,000 in tasteful renovations. Bright, open main floor showcases a huge **bay window** and **vaulted ceiling** over a large kitchen with central island, stainless steel appliances, abundant maple cabinets, beautiful backsplash and durable laminate flooring. Recent mechanicals: roof 2 years, hot water tank, furnace 1 year. Lower level offers a **new full bathroom with standing shower**, an oversized bedroom and a **massive family/media room with a cozy gas fireplace**. Outside features a **new fence and extended side deck** – perfect for entertaining. Walking distance to schools, shopping and parks, with quick access to Whitemud Drive and Anthony Henday. A turnkey family home you™ll love!

Built in 1997

Essential Information

MLS® #	E4458845
Price	\$374,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,055



Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4004 37 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling
Parking	Front/Rear Drive Access, No Garage

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Concrete, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 21st, 2025

Days on Market 45

Zoning Zone 29

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