

# \$164,900 - 111 3610 43 Ave Avenue, Edmonton

MLS® #E4432148

**\$164,900**

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautifully renovated (2023) 3 bedroom, 2 bathroom ground-level unit offering 1,022 sq ft of comfortable living space. Enjoy the ease of direct main-level accessâ€”no waiting for elevatorsâ€”and the convenience of being the closest unit just steps from the laundry room (one laundry room per floor). Perfect for families, this home features a large living and dining area, an inviting patio, and access to a partially fenced green space that's great for kids and small pets. Located in a well-maintained building with an assigned parking stall (with power), this unit is close to everything: shopping, parks, recreation centres, golf, and schools of all levels. Quick access to major routes like the Whitemud and Anthony Henday make commuting a breeze. A rare find with unbeatable value!

Built in 1982

## Essential Information

MLS® #	E4432148
Price	\$164,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00



Year Built	1982
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	111 3610 43 Ave Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5T2

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Flat, Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kiniski
Middle	Thelma Chalifoux

High

J Percy Page

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 8

Zoning Zone 29

Condo Fee \$483

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 May 1st, 2025 at 3:47pm MDT