

\$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 7

Zoning Zone 29

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 August 7th, 2025 at 5:32am MDT