

## \$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                14

Zoning                            Zone 29

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Listing information last updated on November 14th, 2025 at 7:32pm MST