

## \$324,900 - 3941 38 Street, Edmonton

MLS® #E4455394

**\$324,900**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

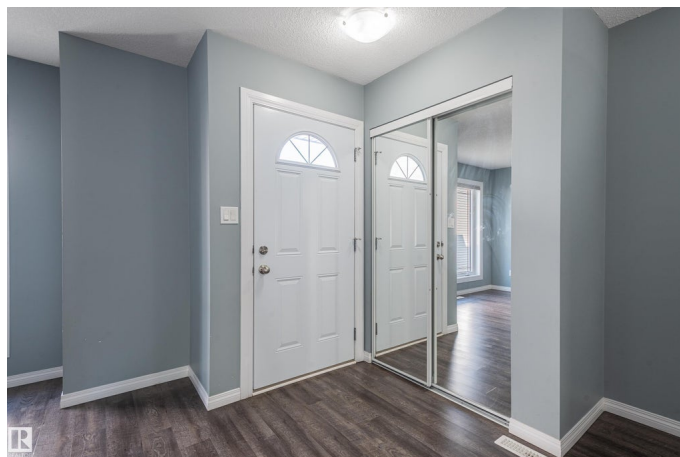
Kiniski Gardens, Edmonton, AB

Rare find: Newer, rebuilt, spacious three-bedroom, two-story townhouse with a single attached garage. The main floor features a spacious living room with an electric fireplace, a formal dining room area, and a half bath. The kitchen features stainless steel appliances and a breakfast nook, complete with patio doors that lead to the deck. The second floor features the primary bedroom, complete with a 4-piece en-suite and a walk-in closet, as well as two more good-sized bedrooms and a full bath. The skylight in the hallway and the open basement features large windows, a high-efficiency furnace, and a hot water tank, as well as rough-in plumbing for a washroom. Some photos are virtually staged. Locally managed Complex Low Condo fee \$250!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455394  |
| Price          | \$324,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,438     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2004              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3941 38 Street  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6S9         |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, Skylight, Vinyl Windows |
| Parking   | Single Garage Attached                                                                                       |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Wall Mount                                                                                                                                                         |
| # of Stories      | 2                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                   |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025  
Days on Market                22  
Zoning                              Zone 29  
Condo Fee                        \$250

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