

## \$375,000 - 4023 38 Street, Edmonton

MLS® #E4447392

**\$375,000**

4 Bedroom, 3.50 Bathroom, 1,397 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Rare find! Fantastic two storey 3+1 bedroom 4 bathroom half duplex townhouse with double attached garage and very reasonable condo fee (landscaping and snow removal included).

Move in Ready with all levels finished and loaded with features. Family sized kitchen with bright white cabinets, laminate flooring and a separate dining room. Spacious living room with corner gas fireplace and access to the fenced yard. Full sized side by side laundry pair is found in the main floor half bath.

Upstairs contains 3 generous sized bedrooms incl. the master suite with large walk-in closet and 4pc. ensuite. The lower level is professionally finished with a family/rec room, 4th bedroom and 3pc ensuite/bath. Across the street from a school and the Creek's Crossing Park and Playground. Close to all amenities. Great family neighborhood.

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447392  |
| Price          | \$375,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,397     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1993              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4023 38 Street  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6W8         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 29         |
| Condo Fee      | \$329           |

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Listing information last updated on July 19th, 2025 at 11:32pm MDT