



## 3505 41 Avenue Edmonton AB

\$349,900

Welcome to this delightful residence situated in the family-oriented neighborhood of Kiniski Gardens! This 4-level split home is compact yet charming, making it an excellent choice for first-time buyers. It's conveniently located very close to schools and shopping centers. The house features four cozy bedrooms and two full bathrooms, with some cosmetic touch-ups needed. The open kitchen flows into the dining area, creating a welcoming space, and the living room is of a generous size. On the third level, there's a spacious family room that could serve as a perfect man cave or a fun toy room. The backyard is private, well-maintained, and enclosed with a wooden deck patio and a garden shed. You'll appreciate the proximity to schools, shopping, parks, and the beautiful Millcreek Ravine, making this home a true gem!

Listing Presented By:



Originally Listed by:  
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