



## 3704 41 Avenue Edmonton AB

\$365,000

INVESTORS Alert, welcome to this inviting 4-bedroom, 2.5-bathroom residence in the highly sought-after community of Kiniski Gardens. Meticulously maintained, the main floor boasts a spacious living room and adjoining dining area, bathed in natural light. The kitchen provides ample cabinet space, ideal for both casual meals and entertaining. Upstairs, three generously sized bedrooms offer flexibility for a home office or fitness room. The fully finished basement, with a separate entrance and second kitchen, adds incredible versatility. The well-manicured backyard with a deck is perfect for outdoor enjoyment. Located near elementary schools, grocery stores, and essential services, this home not only offers a comfortable living space but also presents a fantastic investment opportunity in the thriving community of Kiniski Gardens. Don't miss the chance to make this property your next wise investment

Listing Presented By:



Originally Listed by:  
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