



## 3526 42 Avenue Edmonton AB

\$384,900

This 2 storey, 3 bedroom home in Kiniski Gardens is nicely situated in a cul de sac! Excellent curb appeal! Exterior upgrades include front vinyl siding (2021) and shingles (2019). The large living room has a WOOD BURNING FIREPLACE and 3 south facing windows that fill the room with light. Inside renovations Two years back include PAINT and NEW luxury vinyl plank floor, carpet, doors, hardware, lighting, switches plugs, blinds, kitchen cabinetry, countertops, all new SAMSUNG kitchen appliances, and fully renovated bathrooms! The spacious kitchen opens to the dining room. The back yard has a large deck, a storage shed, plenty of space for play, and a grilling station for burgers! There is ample room for parking vehicles from the alley access or future garage construction. The unfinished basement is rough plumbed. Newer furnace (2010) and hot water tank. Close to Whitemud and shopping centers. Walking distance to Julia Kiniski, St. Kateri Catholic + parks

Listing Presented By:



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