



## 4346 38 Street Edmonton AB

\$350,000

1,113 sq. ft. 3-bed, 2-bath, 3-level split with a detached double garage in Kiniski Gardens available for immediate possession. Main level has spacious living room with fireplace, picture windows and laminate flooring. Upper level features upgraded kitchen with white cabinets, granite countertops, and central island, plus a large dining area with skylight overlooking the living room. 2 bedrooms and 4 pc bath complete the upper floor. Lower level has a bright and sunny rec room with a built-in entertainment centre, 3rd bedroom, 3 pc bath, and laundry room with massive crawlspace storage. West-facing backyard with ground-level patio, greenspace, and access to oversized double garage. Well-located, steps to public transit, K-9 schools, parks, and all shops and amenities.

Listing Presented By:



Originally Listed by:  
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