

## \$240,000 - 3450 43 Avenue, Edmonton

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MLS® #E4438331

**\$240,000**

3 Bedroom, 1.50 Bathroom, 667 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

A small but cute and very well maintained complex. Ready to move in. New stainless steel fridge, microwave and Dishwasher were installed in 2019.

New water

tank was also installed in 2019. Management is from owner residents and they are very friendly and helping.

Comfortable living over 1300 sf of living space, Most conveniently located near 3 schools, DayCare, physiotherapy, Medical, Dental clinic, Gas stations, Convenience stores (just next door), Industrial area and what not. Super Store, Home Depot, Walmart, Shoppers, Banks, ETS Bus terminal etc are just on a few minutes' drive. Bus stop just outside. Easy access to 34 St, Whitemud Drive and Anthony Henday. 2 Parking stalls #3450 and #5 are assigned and not titled.



Built in 1993

### Essential Information

MLS® #	E4438331
Price	\$240,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	667
Acres	0.00

Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	3450 43 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6W9

### Amenities

Amenities	Car Wash, Crawl Space, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kiniski
Middle	Thelma Chalifoux School
High	J Percy Page

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	26
Zoning	Zone 29
Condo Fee	\$225

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Listing information last updated on June 18th, 2025 at 1:17pm MDT