

# \$164,900 - 111 3610 43 Ave Avenue, Edmonton

MLS® #E4432148

**\$164,900**

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautifully renovated (2023) 3 bedroom, 2 bathroom ground-level unit offering 1,022 sq ft of comfortable living space. Enjoy the ease of direct main-level accessâ€”no waiting for elevatorsâ€”and the convenience of being the closest unit just steps from the laundry room (one laundry room per floor). Perfect for families, this home features a large living and dining area, an inviting patio, and access to a partially fenced green space that's great for kids and small pets. Located in a well-maintained building with an assigned parking stall (with power), this unit is close to everything: shopping, parks, recreation centres, golf, and schools of all levels. Quick access to major routes like the Whitemud and Anthony Henday make commuting a breeze. A rare find with unbeatable value!

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432148  |
| Price          | \$164,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,023     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 111 3610 43 Ave Avenue |
| Area        | Edmonton               |
| Subdivision | Kiniski Gardens        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 5T2                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat, Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Julia Kiniski    |
| Middle     | Thelma Chalifoux |

High

J Percy Page

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 9

Zoning Zone 29

Condo Fee \$483

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Listing information last updated on May 2nd, 2025 at 10:33am MDT