

# **\$104,900 - 112 3610 43 Avenue, Edmonton**

MLS® #E4431931

**\$104,900**

1 Bedroom, 1.00 Bathroom, 705 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Very spacious 700 + square foot one bedroom main floor unit in The Regatta, located in the quiet and family friendly residential neighborhood of Kiniski Gardens. This unit is conveniently located and very close to the laundry room, mailboxes, parking stall and no stairs to take or elevator to wait for. Large living room/dining room area for relaxing or entertaining guests and a very spacious bedroom that will accommodate any bedroom furniture. Full 4 piece bath, in suite storage, surface level energized parking stall and a private fenced terrace round out everything this unit has to offer. Great connections with The Whitemud and Henday close by and public transportation, schools, shopping and recreation facilities short commutes away as well. Whether you're an investor, student or someone who's looking to get their feet wet in the red hot Edmonton real estate market, don't overlook this great looking one bedroom condo unit that's priced to sell and offers great value. Cheaper than renting.

Built in 1982

## **Essential Information**

MLS® # E4431931

Price \$104,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 705                    |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 112 3610 43 Avenue |
| Area        | Edmonton           |
| Subdivision | Kiniski Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 5T2            |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 29          |
| Condo Fee      | \$362            |

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