

Courtesy Of Allison R McDougall Of RE/MAX River City

\$349,900 - N/A, Edmonton

MLS® #E4428926

\$349,900

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

PLATINUM PROPERTY! A fantastic opportunity for a first-time buyer or someone ready to add their own touch! This home has seen several recent upgrades, including new shingles (2024), vinyl windows (within the last five years), a new front door, and brand-new carpet on the lower level. Plus, you'll love the massive oversized double garage! Inside, the main floor is bright and welcoming, filled with natural light. The kitchen features new appliances, making it easy to start your dream renovation. Upstairs, you'll find three bedrooms and a 4-piece bath, with the primary suite boasting a walk-in closet. The lower level is perfect for a cozy family room, thanks to its large windows and fresh carpeting. The basement offers a 3-piece bath, utility area and additional space ready for your vision. Situated in a quiet pocket of Kiniski Gardens, this home is still close to shopping, schools, walking paths & public transit. so few single-family opportunities like this, don't wait.

Built in 1982

Essential Information

| | |
|----------|-----------|
| MLS® # | E4428926 |
| Price | \$349,900 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,017 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | N/A |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 5M2 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

School Information

Elementary Julia Kiniski School
Middle Thelma Chalifoux School
High W.P. Wagner School

Additional Information

Date Listed April 3rd, 2025
Days on Market 1
Zoning Zone 29

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