

\$450,000 - N/A, Edmonton

MLS® #E4465402

\$450,000

4 Bedroom, 2.00 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Upgraded SPLIT LEVEL along a QUIET street in Kirkness. The attached DOUBLE GARAGE & BAY WINDOW in the living room add to exterior curb appeal. Inside you are welcomed to a SKYLIGHT bringing in NATURAL LIGHT; a FRESH MOTIF w/ NEW PAINT, 24"x 24 inch TILE w/ grey accents against a white palate welcomes you in. Entertain in the SPACIOUS living room w/ a dining room attached. Around the corner is a U- SHAPED kitchen featuring new QUARTZ counters, MODERN back splash tile, NEW sink & faucet; the EAT IN NOOK has PATIO DOORS leading to the deck & large FULLY FENCED yard to play in. Upper floor has 4 piece bath w/ TILED floor, NEW QUARTZ counters, sink & faucet. 3 bedrooms are FAMILY FRIENDLY. 3rd floor has a SIZEABLE family room, a full bath featuring new tub surround with 24"x24" tile & an ample bedroom/den. Basement is partially finished & has some minor finishing left to make it complete. UPGRADED high efficiency furnace & chilly CENTRAL A/C, laundry room is around the corner, see it now! You will LOVE it!

Built in 1988

Essential Information

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Price \$450,000



Lease Rate	\$15
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2L2

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Kirkness
Middle	J.D. Bracco
High	M.E.Lazerte

Additional Information

Date Listed	November 11th, 2025
Days on Market	6
Zoning	Zone 35

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