

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      3  
Zoning                 Zone 29

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