

## \$350,000 - 456 Kirkpatrick Crescent, Edmonton

MLS® #E4447374

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Unique and Spacious Bi-level with a Fully Finished Basement in a Quiet, Convenient Location! The open design features a bright living room with vaulted ceiling, gas fireplace & laminate floors, overlooked by a large kitchen with ample cabinets plus 2 spacious bedrooms & 2 full baths. Downstairs you'll find a large family room, 3rd bedroom & 3-piece bath. Gorgeous, landscaped yard with mature trees, shrubs & flower beds. Back lane access with loads of off-street parking & lots of room to build your Dream Garage and just a few blocks to Mill Creek Ravine, Miles if trails and paths, Parks, Schools, Playgrounds & Every Amenity you can imagine is at your Finger Tips!

Built in 1982

### Essential Information

MLS® #	E4447374
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

### Community Information

Address	456 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

### Amenities

Amenities	Hot Water Instant, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Front/Rear Drive Access, No Garage, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 29

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