

## \$349,900 - N/A, Edmonton

MLS® #E4451811

### \$349,900

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Elegant 2-Storey HALF DUPLEX home located on a quiet street in the desirable neighborhood of Kirkness. The main floor of this 1492 sq. ft. OPEN CONCEPT home features bright and large windows in the living room, convenient 2-piece bathroom for guests, kitchen with a perfect double sided countertops leading to the dining room to the deck through the Glass Patio doors. Upstairs are the 3 SPACEOUS bedrooms, 2 full bath which includes the Generous Master Bedroom with a 3pc Ensuite and walk in closet. The partly developed basement comprises a family room Storage room and laundry area. Outside is a large yard and deck thatâ€™s perfect for evenings during family gatherings. Home is close to schools, playgrounds, parks, shopping, Public Transportation and other amenities. Do not hesitate on this one!

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451811  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,434     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1992          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Kirkness |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5Y 2L3  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 2                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Partially Finished                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 90               |

|                |         |
|----------------|---------|
| Zoning         | Zone 35 |
| HOA Fees       | 50      |
| HOA Fees Freq. | Monthly |

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Listing information last updated on November 4th, 2025 at 11:32pm MST