

## \$284,000 - N/A, Edmonton

MLS® #E4451221

**\$284,000**

3 Bedroom, 2.50 Bathroom, 1,281 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

FULLY RENOVATED 3 bedroom, 2.5 bathrooms over-sized Single Detached Garage. This property has just been renovated within the last few years Newer kitchen, flooring, NEW paint throughout, Newer light fixtures, countertops, hot-water tank. Spacious main floor plan. Includes an open living room space and dining room concept that allows you to have an easy flow of entertainment and hosting. Brand new high-end vinyl plank flooring. Gas fireplace in the main living room for those cold winter evenings. Upstairs has newer carpet. 3 large bedrooms with the Master bathroom featuring a nice 3 piece en-suite with a tiled and pebble stoned floor brightening the shower space as well as a large walk-in closet. Downstairs is finished with a large rumpus room that can easily be converted into an entertaining space or a play area. Newer patio door with access to your own private fenced yard. MUST SEE..

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451221  |
| Price      | \$284,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| 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 Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Glass Door                                                                                                        |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stucco                  |
| Exterior Features | Fenced, Park/Reserve, Schools |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stucco                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 5th, 2025  
Days on Market                4  
Zoning                              Zone 35  
Condo Fee                        \$324

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