

## \$274,900 - 1 345 Kirkness Road, Edmonton

MLS® #E4446937

**\$274,900**

3 Bedroom, 1.50 Bathroom, 1,188 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this cozy 3-bedroom half duplex condo nestled in the quiet and friendly Kirkness Community. This charming home features an open concept layout with a warm corner gas fireplace, perfect for relaxing evenings. The kitchen boasts brand new appliances (2023), while the bathroom was beautifully renovated in 2021. Enjoy comfort underfoot with new carpet, vinyl plank flooring (2022), and brand new furnace (2025). The finished basement adds extra living space, and the single attached garage with a double parking pad offers great convenience. This property is an excellent investment opportunity, currently rented to wonderful long-term tenants of over 7 years, paying \$1,850/month. A must-see for homeowners and investors alike!

Built in 2000

### Essential Information

MLS® #	E4446937
Price	\$274,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.00



Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1 345 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2M7

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	66
Zoning	Zone 35
Condo Fee	\$332

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