

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

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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                1  
Zoning                              Zone 35  
Condo Fee                        \$324

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Listing information last updated on August 6th, 2025 at 8:32pm MDT