

\$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 sides 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	31

Zoning	Zone 35
HOA Fees	50
HOA Fees Freq.	Monthly

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 9:17pm MDT