

## \$359,900 - 318 Kirkpatrick Crescent, Edmonton

MLS® #E4445631

**\$359,900**

3 Bedroom, 1.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This spotless and well-maintained 1173 sqft two-storey home is located in desirable Kiniski Gardens. The main floor features a bright living room, a bedroom with two-piece ensuite, and an open-concept kitchen and dining area - all with durable laminate flooring throughout. The kitchen offers stainless steel appliances, a very large pantry, and direct access to a beautifully landscaped backyard. Upstairs are two more bedrooms, a four-piece bathroom, and a spacious linen closet. The unfinished basement is ready for your personal touch. The outdoor space includes a suntanning deck, large storage shed, and an established garden area. A 23' x 22' garage with an 8' overhead door easily fits a truck and provides excellent storage. Clean, inviting, and move-in ready, this home shows true pride of ownership and offers great value in a family-friendly neighborhood - ideal for first-time buyers, downsizers, or anyone seeking a turnkey opportunity.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445631  |
| Price     | \$359,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,173                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 318 Kirkpatrick Crescent |
| Area        | Edmonton                 |
| Subdivision | Kiniski Gardens          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6L 5E1                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Julia Kiniski  
Middle                              Thelma Chalifoux  
High                                W.P. Wagner

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                10  
Zoning                              Zone 29

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