



Renovated Kitchen

Edmonton

224 Kirkwood AV NW

Kiniski Gardens

T6L 5A8

LP:

SP:

\$449,900



ACTIVE

Listing ID # E4457439
Building Type Detached Single Family
Style Bungalow
Year Built 1991
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,033.56

Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 96.02

URL-Virtual Tour

Welcome to this extensively renovated bungalow in the heart of Kiniski Gardens, perfectly located just off the Whitemud. Featuring three spacious bedrooms and a full bath on the main floor, this move-in ready home has been beautifully updated throughout. The kitchen showcases stainless steel appliances, modern cabinetry, quartz countertops, a stylish tile backsplash, and a bright breakfast nook. The spacious front living room is filled with natural light, ideal for family gatherings or entertaining. Downstairs, the newly carpeted lower level offers an oversized family room, an updated three-piece bath, a large additional bedroom, and a generous laundry area. Major updates include new high efficiency furnace, windows, and roof for peace of mind. Outside, you'll find a huge backyard backing onto green space with a paved lane and a brand-new 24' x 24' garage built in 2023. This is a fantastic family home in a great location, combining comfort, style, and functionality. Move in and enjoy!

Directions

Living Room	4.45x4.26	M	Bedroom 3	2.57x3.14	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.38x1.53	M	Bedroom 4	3.55x4.52	B	1	3	B	No	Main		
Kitchen	3.42x3.60	M	Laundry Room	2.91x5.44	B	2	4	M	No	Upper		
Family Room	6.30x5.45	B				3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.01x3.14	M				6				Tot Flr AG	96.02	1,033.56
Bedroom 2	3.28x2.52	M				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Ceramic Tile, Laminate Flooring
Features On Street Parking, Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Rectangular
Lot Size SqM 505.00
Zoning
Tax Amount \$3,616.77 / 2024
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace
FP Fuel
FP Type

Site Features Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Detached

Road Access Paved

Park Encl/Tot / **Garage Dim** 24X24

Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	