



Edmonton

224 Kirkwood AV NW

Kiniski Gardens

T6L 5A8

LP: \$469,900

SP:

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

ACTIVE

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

Goods Excl

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

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

Parking Double Garage Detached

Road Access Paved

Park Encl/Tot /

Garage Dim 24X24

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