

# **\$350,000 - 332 Kirkpatrick Crescent, Edmonton**

MLS® #E4436499

**\$350,000**

3 Bedroom, 1.50 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens! This renovated gem offers 3 bedrooms, 1.5 bathrooms and is tucked away on a quiet crescent. The main floor features a spacious living room with large windows and a cozy corner wood-burning fireplace. The kitchen and dining area include patio doors leading to a sunny south-facing deck—perfect for BBQs and relaxing. A convenient half bath completes the main floor. Upstairs, you'll find 3 generous bedrooms with brand new carpet and a beautifully renovated full bath. The oversized primary bedroom features a wall-to-wall closet and tons of natural light that floods the space. The home has been freshly painted with updated flooring throughout. Additional upgrades include a newer furnace (2016) and vinyl windows. The basement offers laundry, mechanical, and a large unfinished area ready for your personal touch. Enjoy the fully fenced backyard with an awning over the deck and ample parking for your toys. Minutes to schools, churches, amenities, Anthony Henday and Whitemud Drive!

Built in 1981

## **Essential Information**

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Price \$350,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	332 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	23
Zoning	Zone 29

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