

## \$479,900 - 1714 Kensit Place, Edmonton

MLS® #E4439173

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,646 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful family home in a quiet cul-de-sac location! Move-in ready, this home has been loved and meticulously maintained for over 20 years. Many upgrades over the years include central air conditioning (2021), PVC fence around entire property (2023), professional drought-tolerance landscaping in the front (2023), new triple pane windows throughout the top floors except above fireplace (2021), new roller blinds ((2021), HE furnace (2013), shingles (2011). Fabulous floor plan with hardwood floors, main floor den, 3 bedrooms and 2 full bathrooms up, a half bath on main, and an almost finished basement (permitted) â€” just needs flooring and trim. The backyard is lovely with a large deck and beautifully landscaped! Just ready for a new owner!!

Built in 1994

### Essential Information

MLS® #	E4439173
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.00



Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1714 Kensit Place
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6X7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Front Porch, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Level Land, No Back Lane, No Through Road, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	8

Zoning

Zone 29

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