

## \$499,999 - 197 Kirkwood Avenue, Edmonton

MLS® #E4433920

**\$499,999**

5 Bedroom, 3.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this FULLY RENOVATED (sqft) home featuring a SEPARATE ENTRANCE to the basement right from the front door. You'll love the wide 9.13" vinyl plank flooring throughout. The main floor boasts a spacious primary suite with a spa-like ensuite featuring a body panel shower. Plus 2 additional bedrooms and another full bathroom. Fully upgraded kitchen with elegant cabinetry, sleek finishes, and brand new stainless steel appliances. The living room is warm and welcoming, featuring a striking tile feature wall with a sleek electric chimney. The fully finished basement includes 2 bedrooms, 1 full bathroom, a second kitchen, and a cozy living area. Enjoy a huge south-facing deck, 16x24 detached single garage. Roof was done in 2018. Very Close to whitemud and 34street. Sump pump and pvc pipes install during renovation

Built in 1991

### Essential Information

MLS® #	E4433920
Price	\$499,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,015



Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	197 Kirkwood Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K7

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Creek, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
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Days on Market 5

Zoning Zone 29

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