

\$359,900 - 318 Kirkpatrick Crescent, Edmonton

MLS® #E4445631

\$359,900

3 Bedroom, 1.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This spotless and well-maintained 1173 sqft two-storey home is located in desirable Kiniski Gardens. The main floor features a bright living room, a bedroom with two-piece ensuite, and an open-concept kitchen and dining area - all with durable laminate flooring throughout. The kitchen offers stainless steel appliances, a very large pantry, and direct access to a beautifully landscaped backyard. Upstairs are two more bedrooms, a four-piece bathroom, and a spacious linen closet. The unfinished basement is ready for your personal touch. The outdoor space includes a suntanning deck, large storage shed, and an established garden area. A 23' x 22' garage with an 8' overhead door easily fits a truck and provides excellent storage. Clean, inviting, and move-in ready, this home shows true pride of ownership and offers great value in a family-friendly neighborhood - ideal for first-time buyers, downsizers, or anyone seeking a turnkey opportunity.

Built in 1981

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4445631 |
| Price | \$359,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,173 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 318 Kirkpatrick Crescent |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 5E1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Julia Kiniski
Middle Thelma Chalifoux
High W.P. Wagner

Additional Information

Date Listed July 3rd, 2025
Days on Market 1
Zoning Zone 29

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