



## Edmonton Alberta

\$550,000

Welcome to this spacious 1,951 sq. ft. 2-storey home in desirable Kiniski Gardens. Offering 3+1 bedrooms plus a main floor den, this well-maintained home features soaring vaulted ceilings, hardwood flooring through much of the main level, and a bright kitchen with oak cabinetry, a breakfast bar, and corner window. The adjoining family room offers a cozy corner fireplace, while the den with French doors is perfect for a home office. Stay comfortable year-round with central air conditioning and a Venmar HRV system with UV air purification. Upstairs you'll find three generous bedrooms, including a spacious primary suite with dual walk-in closets and a large ensuite featuring a jetted tub, separate shower, and marble countertops. The finished basement adds a fourth bedroom, family room, and 3-piece bath. Additional highlights include triple-pane bedroom windows, updated shingles, central vacuum, and a new deck off the kitchen. Close to parks, ravine trails, & shopping, (id:6769)

Bedroom 4 4.17 m X 3.11 m

Living room 4.54 m X 4.65 m

Dining room 4.25 m X 3 m

Kitchen 5.54 m X 3.5 m

Family room 4.54 m X 4.6 m

Primary Bedroom 5.46 m X 5.09 m

Bedroom 2 4.17 m X 3.11 m

Bedroom 3 2.95 m X 3.68 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://myedmontonagent.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.