



Edmonton Alberta

\$399,999

GREAT OPPORTUNITY!! Upgraded split-level on a QUIET KIRKNESS ST offering space, updates, & a layout that just makes sense. Strong curb appeal w/ DBL ATT GARAGE & BAY WINDOW. Inside, you're welcomed by a bright skylight, fresh paint, & modern 24x24 tile in a clean palette. The main floor features a spacious living rm w/ seamless flow into the dining area. The spacious U-shaped kitchen w/ QUARTZ COUNTERS, MODERN Back Splash, NEW SINK & FAUCET, + EAT-IN NOOK w/ patio doors leading to a deck & large fully fenced yard. Upstairs offers 3 bdrms & a refreshed 4-pc bath complete w/ tiled flooring, quartz counters, & updated fixtures. THE THIRD LEVEL ADDS VALUABLE LIVING SPACE W/ A GENEROUS FAMILY RM, FULL BATH W/ TILED TUB SURROUND, & AN ADDITIONAL BDRM! Additional features incl NEWER HIGH-EFF FURNACE & CENTRAL A/C in 2023. Well-maintained, thoughtfully updated, & move-in ready close to schools, shopping & transit! A SOLID OPPORTUNITY IN A FAMILY-FRIENDLY NEIGHBOURHOOD. (id:6769)

Bedroom 4 8'5" x 13'1"

Recreation room 18'6" x 15'

Living room 17' x 22'5"

Dining room 10'3" x 12'

Kitchen 9'10" x 10'

Primary Bedroom 11'9" x 14'

Bedroom 2 8'5" x 12'8"

Bedroom 3 8'4" x 12'7"

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://www.paullamba.com/>



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.