



## Edmonton Alberta

\$289,900

Stop paying someone else's mortgage and invest in your future with this exceptional 2-bedroom bi-level in the desirable community of Kiniski Gardens. Perfect for first-time buyers or savvy investors, this home features key upgrades, including new shingles (2023) and fresh flooring (2026). The smart design places your daily living spaces on the main floor, where a welcoming kitchen and dining zone connect to a sunlit living room anchored by a cozy wood-burning fireplace, plus a handy laundry room and a 2-piece washroom. Quietly tucked away downstairs are two comfortable bedrooms, including a generous primary suite with direct access to the main 4-piece bath, a mechanical room, and under-stair storage. Slide open the doors to a massive, south-facing deck and a deep backyard perfect for pets, play, and evening fire pits. Located in a family-friendly neighbourhood known for its great parks and trails, you are right on a major bus route and just minutes from schools, grocery stores, banking, and retail. (id:6769)

Primary Bedroom 11.9 m X 13.11 m

Bedroom 2 8 m X 11 m

Living room 15.4 m X 12 m

Dining room 7.7 m X 12.3 m

Kitchen 8.8 m X 11.1 m

Listing Presented By:



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