



Edmonton Alberta

\$418,800

This updated bi-level in Kiniski Gardens offers exceptional functionality with three bedrooms and two full bathrooms. The main level features beautiful hardwood flooring and 2 spacious bedrooms filled with natural light. There is a large updated kitchen with newer appliances (2018). Downstairs, the FULLY DRY basement makes a great family room. Key mechanical and structural improvements have been completed between 2021 and 2023 which include updated windows, roof, hot water tank, and central air conditioning. Outdoor highlights include a large pie-shaped lot with mature trees and shrubs and an oversized double detached garage with an attached covered carport/shed. Positioned in a family-friendly neighbourhood, this property provides convenient access to local schools, parks, and shopping centres. (id:6769)

Family room 5.50 x 4.19

Bedroom 3 4.97 x 3.42

Living room 4.42 x 3.99

Dining room 2.63 x 2.41

Kitchen 3.58 x 3.98

Primary Bedroom 3.27 x 3.66

Bedroom 2 4.25 x 2.63

Listing Presented By:



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Royal LePage Noralta Real Estate

<https://nancystratton.com/>



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