



## Edmonton Alberta

\$340,000

Welcome to this charming 3-bedroom, 2-bathroom home in the highly sought-after Kiniski Gardens. With 1,100 sq. ft. of bright and inviting space, this home is the perfect blend of comfort and potential. Step inside to a sunlit entryway that leads into the bright front living room, where natural light pours in, creating a warm & welcoming atmosphere. The spacious living area flows effortlessly into the kitchen & dining room, which overlooks the backyard. Upstairs, you'll find three generous bedrooms, including a bright and airy primary retreat designed for relaxation. The partly finished basement adds extra versatility--perfect for a rec room, home office, or entertainment space. Outside, you're just steps from parks, schools, shopping, and public transit, with quick access to Whitemud & Henday for effortless commuting. Whether you're a first-time homebuyer or looking for a fresh start, this home is packed with potential--Furnace, HWT, Roof 2017, Upstairs & Dining room windows 2017. (id:6769)

Family room 4.79m x 4.48m

Living room 3.72m x 4.41m

Dining room 4.45m x 2.41m

Kitchen Measurements not available x 2.88 m

Primary Bedroom 3.53m x 3.56m

Bedroom 2 2.42m x 3.81m

Bedroom 3 2.63m x 2.97m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca