

Courtesy Of Erick Yip Of RE/MAX Elite

## **\$297,000 - 317 Kirkpatrick Crescent Nw, Edmonton**

MLS® #E4204087

### **\$297,000**

3 Bedroom, 2.00 Bathroom, 838 sqft  
Single Family on 0 Acres

Kiniski Gardens, Edmonton, AB

OVER-SIZED DOUBLE GARAGE | FULLY  
FENCED BACK YARD | FLOWER  
BED/VEGETABLE BED | GREAT LOCATION  
| 3 BEDROOMS | 2 BATHROOMS | NEWER  
WINDOWS | NEWER CARPET | NEW LIGHT  
FIXTURES | FINISHED BASEMENT

Welcome to this well-kept home in a convenient location. This home offers 3 bedrooms and 2 bathrooms. Wonderful layout with a sunny living room with newer windows and carpet. Nice kitchen comes equipped with fridge, stove, dishwasher and OTR microwave. Beautiful white cabinets, pots and pan drawers, wrap around counter top, backsplash and crown moldings. Finished basement with a nice family room, laundry room, bedroom/den and nook. There is a separate side entrance that leads to the fenced back yard with an oversized 22' x 24' garage. Close to walking trails and ravines, parks and many great schools.

Built in 1981

### **Essential Information**

MLS® #	E4204087
Price	\$297,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	838
Acres	0.07
Year Built	1981
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bi-Level
Status	ACTIVE

### **Community Information**

Address	317 Kirkpatrick Crescent Nw
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5C9

### **Amenities**

Features	No Animal Home, No Smoking Home
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior	Carpet, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	2

### **Exterior**

Exterior	Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary

Julia Kiniski

Middle

Edith Rogers

High

Dan Knott

Listing information last updated on August 14th, 2020 at 5:31am MDT