

\$350,000 - 456 Kirkpatrick Crescent, Edmonton

MLS® #E4447374

\$350,000

3 Bedroom, 2.00 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Unique and Spacious Bi-level with a Fully Finished Basement in a Quiet, Convenient Location! The open design features a bright living room with vaulted ceiling, gas fireplace & laminate floors, overlooked by a large kitchen with ample cabinets plus 2 spacious bedrooms & 2 full baths. Downstairs you'll find a large family room, 3rd bedroom & 3-piece bath. Gorgeous, landscaped yard with mature trees, shrubs & flower beds. Back lane access with loads of off-street parking & lots of room to build your Dream Garage and just a few blocks to Mill Creek Ravine, Miles if trails and paths, Parks, Schools, Playgrounds & Every Amenity you can imagine is at your Finger Tips!

Built in 1982

Essential Information

MLS® #	E4447374
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

Community Information

Address	456 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

Amenities

Amenities	Hot Water Instant, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Front/Rear Drive Access, No Garage, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	7
Zoning	Zone 29

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