

\$360,000 - 432 Kirkpatrick Crescent, Edmonton

MLS® #E4451836

\$360,000

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful air conditioned 3 bedroom 2 full bath home with a fully finished basement and oversized double heated garage. This well maintained home has had many up dates including new flooring, new paint and appliances. A large living room right next to your kitchen and dining area. Spacious kitchen with lots of cabinets and include fridge, built in dishwasher and stove. Up the stairs is a large primary bedroom along with a good sized second bedroom and 4 pc bathroom with tub and shower. Heading down to the third level is a nice family room with wood burning fireplace surrounded with brick. The third bedroom is also on this level along with another 4 pc bathroom with tub and shower. Down to the basement is a recreation room and laundry room with front loading washer and dryer. Lots of storage along with a newer furnace, hot water tank and new central air conditioner. Out back is a nice deck and gazebo, along with a shed and double heated and insulated garage. Schools and shopping close by.

Built in 1985

Essential Information

MLS® # E4451836

Price \$360,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	432 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Gazebo
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 7:17pm MDT