

# \$274,900 - 1 345 Kirkness Road, Edmonton

MLS® #E4446937

## \$274,900

3 Bedroom, 1.50 Bathroom, 1,188 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this cozy 3-bedroom half duplex condo nestled in the quiet and friendly Kirkness Community. This charming home features an open concept layout with a warm corner gas fireplace, perfect for relaxing evenings. The kitchen boasts brand new appliances (2023), while the bathroom was beautifully renovated in 2021. Enjoy comfort underfoot with new carpet, vinyl plank flooring (2022), and brand new furnace (2025). The finished basement adds extra living space, and the single attached garage with a double parking pad offers great convenience. This property is an excellent investment opportunity, currently rented to wonderful long-term tenants of over 7 years. A must-see for homeowners and investors alike!

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446937  |
| Price          | \$274,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,188     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2000              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1 345 Kirkness Road |
| Area        | Edmonton            |
| Subdivision | Kirkness            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 2M7             |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached                                |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Partially Finished                                                                                                    |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 132             |
| Zoning         | Zone 35         |
| Condo Fee      | \$332           |

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