

## \$388,000 - 121 Kirkwood Way, Edmonton

MLS® #E4457341

**\$388,000**

3 Bedroom, 1.50 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this well-maintained 2-storey home located in the family-friendly community of Kiniski Gardens. Offering 3 spacious bedrooms and 1.5 bathrooms, this home is perfect for first-time buyers, growing families, or investors alike. Step inside to a bright and inviting main floor featuring a comfortable living area, a functional kitchen with plenty of cabinet space, and a dining area with access to the backyard. Upstairs you'll find three generous bedrooms and a full bathroom, ideal for family living. The finished basement provides extra space for a rec room, home office, or gym – whatever suits your lifestyle! Outside, enjoy a private fenced yard with room for kids, pets, or summer entertaining. Located on a quiet street, this home is close to schools, parks, shopping, public transit, and Whitemud Drive, making your daily commute a breeze. Don't miss this opportunity to own a wonderful home in one of Edmonton's desirable southeast communities.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457341  |
| Price     | \$388,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,107                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 121 Kirkwood Way |
| Area        | Edmonton         |
| Subdivision | Kiniski Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 5J7          |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                |
| Parking        | No Garage, Rear Drive Access                                     |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

Date Listed               September 11th, 2025  
Days on Market        2  
Zoning                    Zone 29

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