

## \$469,900 - 224 Kirkwood Avenue, Edmonton

MLS® #E4457439

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this extensively renovated bungalow in the heart of Kiniski Gardens, perfectly located just off the Whitemud. Featuring three spacious bedrooms and a full bath on the main floor, this move-in ready home has been beautifully updated throughout. The kitchen showcases stainless steel appliances, modern cabinetry, quartz countertops, a stylish tile backsplash, and a bright breakfast nook. The spacious front living room is filled with natural light, ideal for family gatherings or entertaining. Downstairs, the newly carpeted lower level offers an oversized family room, an updated three-piece bath, a large additional bedroom, and a generous laundry area. Major updates include new high efficiency furnace, windows, and roof for peace of mind. Outside, you'll find a huge backyard backing onto green space with a paved lane and a brand-new 24' x 24' garage built in 2023. This is a fantastic family home in a great location, combining comfort, style, and functionality. Move in and enjoy!

Built in 1991

### Essential Information

MLS® # E4457439

Price \$469,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	224 Kirkwood Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A8

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025

Days on Market                2

Zoning                            Zone 29

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