

## \$359,900 - 318 Kirkpatrick Crescent, Edmonton

MLS® #E4445631

**\$359,900**

3 Bedroom, 1.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This spotless and well-maintained 1173 sqft two-storey home is located in desirable Kiniski Gardens. The main floor features a bright living room, a bedroom with two-piece ensuite, and an open-concept kitchen and dining area - all with durable laminate flooring throughout. The kitchen offers stainless steel appliances, a very large pantry, and direct access to a beautifully landscaped backyard. Upstairs are two more bedrooms, a four-piece bathroom, and a spacious linen closet. The unfinished basement is ready for your personal touch. The outdoor space includes a suntanning deck, large storage shed, and an established garden area. A 23' x 22' garage with an 8' overhead door easily fits a truck and provides excellent storage. Clean, inviting, and move-in ready, this home shows true pride of ownership and offers great value in a family-friendly neighborhood - ideal for first-time buyers, downsizers, or anyone seeking a turnkey opportunity.

Built in 1981

### Essential Information

MLS® #	E4445631
Price	\$359,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	318 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5E1

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Julia Kiniski  
Middle                    Thelma Chalifoux  
High                        W.P. Wagner

**Additional Information**

Date Listed                July 3rd, 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 July 5th, 2025 at 10:32pm MDT