\$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!



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 97

Zoning Zone 35

Condo Fee \$332

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