

Courtesy Of Thomas N Bumbeh Of Sterling Real Estate

## \$349,900 - N/A, Edmonton

MLS® #E4451811

### \$349,900

3 Bedroom, 2.50 Bathroom, 1,434 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Elegant 2-Storey HALF DUPLEX home located on a quiet street in the desirable neighborhood of Kirkness. The main floor of this 1492 sq. ft. OPEN CONCEPT home features bright and large windows in the living room, convenient 2-piece bathroom for guests, kitchen with a perfect double sided countertops leading to the dining room to the deck through the Glass Patio doors. Upstairs are the 3 SPACEOUS bedrooms, 2 full bath which includes the Generous Master Bedroom with a 3pc Ensuite and walk in closet. The partly developed basement comprises a family room Storage room and laundry area. Outside is a large yard and deck thatâ€™s perfect for evenings during family gatherings. Home is close to schools, playgrounds, parks, shopping, Public Transportation and other amenities. Do not hesitate on this one!

Built in 1992

### Essential Information

MLS® #	E4451811
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,434



Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2L3

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	33

Zoning	Zone 35
HOA Fees	50
HOA Fees Freq.	Monthly

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Listing information last updated on September 9th, 2025 at 7:02am MDT