

## \$410,000 - 393 Kirkpatrick Crescent, Edmonton

MLS® #E4434059

**\$410,000**

3 Bedroom, 2.00 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

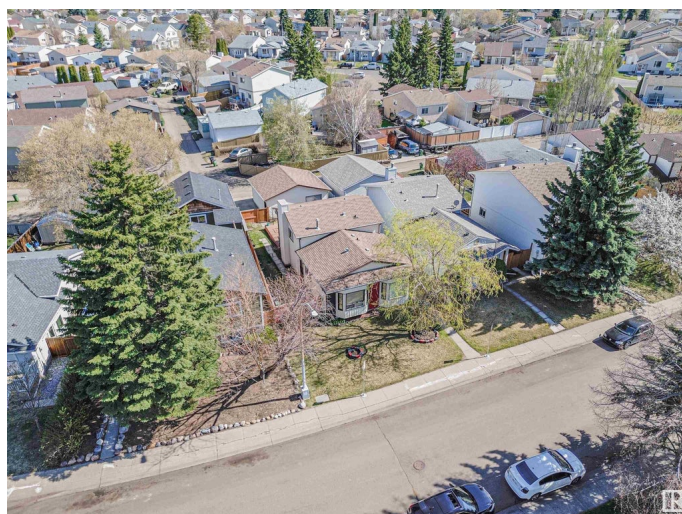
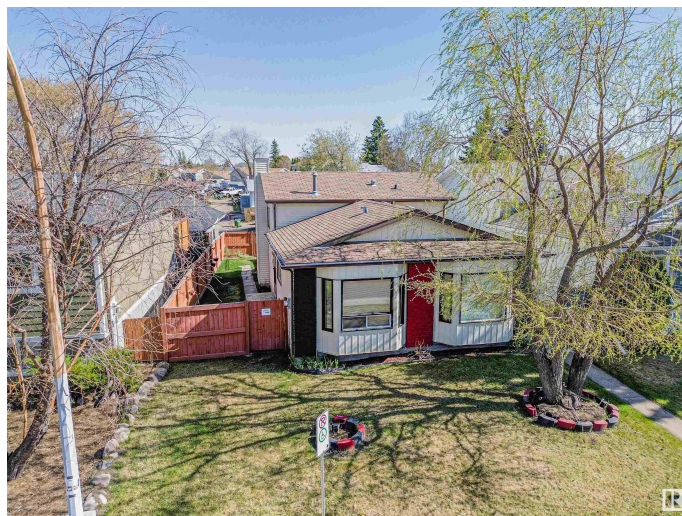
Kiniski Gardens, Edmonton, AB

Discover comfort and convenience with this stunning 4-level split property nestled on a quiet street. Featuring a newer fence and deck, this home is ideal for outdoor entertaining. Beat the summer heat with central air conditioning, and enjoy cozy winters with an oversized, insulated double detached garage—perfect for vehicles and storage. Have an RV? There's dedicated parking just for you! Upgrades include new eavestroughs and downspouts, some recently replaced windows, and a newer fridge. Bask in natural light from the bay windows, and indulge in spa-like relaxation with jacuzzi tubs in every bathroom. The primary bedroom boasts a spacious walk-in closet, offering the storage and luxury you deserve. Two additional bedrooms and a bathroom complete the top level. The lower level is currently modelled into a recreation/games room and the unspoiled basement offers endless design potential.

Built in 1983

### Essential Information

MLS® #	E4434059
Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,073
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	393 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5C9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Television Connection
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 2nd, 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 May 4th, 2025 at 10:47pm MDT