

# \$132,500 - 406 600 Kirkness Road, Edmonton

MLS® #E4446982

**\$132,500**

2 Bedroom, 1.00 Bathroom, 976 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

PERFECT OPPORTUNITY FOR INVESTORS OR FIRST-TIME BUYERS! Welcome to this renovated top-floor condo featuring 2 spacious bedrooms, a versatile loft, and 1 full bathroom. With updated flooring and fresh paint throughout, this home is move-in ready. Enjoy a private, oversized balcony with an enclosed storage room and a great view—perfect for relaxing or entertaining. Inside, you’ll find plenty of storage space and brand new appliances under warranty until 2025. This unit includes 2 parking stalls and is in a building equipped with a new elevator—adding both convenience and peace of mind. Ideally located near an elementary school, public transportation, shopping, playgrounds, and major roadways, this condo offers unbeatable value and accessibility. Don’t miss out on this affordable, upgraded unit—perfect for comfortable living or generating rental income!

Built in 1981

## Essential Information

MLS® #	E4446982
Price	\$132,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	976



Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	406 600 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H5

### **Amenities**

Amenities	Intercom, Parking-Plug-Ins, Patio, Security Door, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking	2 Outdoor Stalls, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$496

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Listing information last updated on July 12th, 2025 at 4:02pm MDT