

## \$469,900 - 224 Kirkwood Avenue, Edmonton

MLS® #E4457439

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this extensively renovated bungalow in the heart of Kiniski Gardens, perfectly located just off the Whitemud. Featuring three spacious bedrooms and a full bath on the main floor, this move-in ready home has been beautifully updated throughout. The kitchen showcases stainless steel appliances, modern cabinetry, quartz countertops, a stylish tile backsplash, and a bright breakfast nook. The spacious front living room is filled with natural light, ideal for family gatherings or entertaining. Downstairs, the newly carpeted lower level offers an oversized family room, an updated three-piece bath, a large additional bedroom, and a generous laundry area. Major updates include new high efficiency furnace, windows, and roof for peace of mind. Outside, you'll find a huge backyard backing onto green space with a paved lane and a brand-new 24' x 24' garage built in 2023. This is a fantastic family home in a great location, combining comfort, style, and functionality. Move in and enjoy!

Built in 1991

### Essential Information

MLS® # E4457439

Price \$469,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,034                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 224 Kirkwood Avenue |
| Area        | Edmonton            |
| Subdivision | Kiniski Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6L 5A8             |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                          |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025

Days on Market                5

Zoning                            Zone 29

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Listing information last updated on September 17th, 2025 at 8:47am MDT