

## \$373,500 - 292 Kirkwood Avenue, Edmonton

MLS® #E4431709

**\$373,500**

4 Bedroom, 2.00 Bathroom, 945 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Fantastic bi-level in Kiniski Gardens offers space for your whole family! Open plan and large front windows make this home feel bright and airy. Beautiful kitchen has plenty of cupboards for all your cooking essentials. 2 bedrooms upstairs and 2 more in the basement, plus a full bath on each level. Cold winter evening? Stay cozy by the wood burning fireplace. Hot summer day? Keep everyone comfortable with central air! Large private, fully fenced backyard features a patio area for those BBQs™ and still leaves plenty of room for the kids to play. Across the lane is a greenbelt with paved path connecting to Mill Creek ravine – perfect for long walks or biking. Great location is close to schools, transit and has easy access to the Whitemud.

Built in 1982

### Essential Information

MLS® #	E4431709
Price	\$373,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	1982



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	292 Kirkwood Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A8

### Amenities

Amenities	Air Conditioner, Crawl Space
Parking	Front Drive Access, No Garage

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Paved Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kiniski
Middle	Thelma Chalifoux

High W.P. Wagner

### **Additional Information**

Date Listed April 18th, 2025

Days on Market 9

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 April 27th, 2025 at 8:47pm MDT