

\$359,900 - 318 Kirkpatrick Crescent, Edmonton

MLS® #E4445631

\$359,900

3 Bedroom, 1.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This spotless and well-maintained 1173 sqft two-storey home is located in desirable Kiniski Gardens. The main floor features a bright living room, a bedroom with two-piece ensuite, and an open-concept kitchen and dining area - all with durable laminate flooring throughout. The kitchen offers stainless steel appliances, a very large pantry, and direct access to a beautifully landscaped backyard. Upstairs are two more bedrooms, a four-piece bathroom, and a spacious linen closet. The unfinished basement is ready for your personal touch. The outdoor space includes a suntanning deck, large storage shed, and an established garden area. A 23' x 22' garage with an 8' overhead door easily fits a truck and provides excellent storage. Clean, inviting, and move-in ready, this home shows true pride of ownership and offers great value in a family-friendly neighborhood - ideal for first-time buyers, downsizers, or anyone seeking a turnkey opportunity.

Built in 1981

Essential Information

MLS® #	E4445631
Price	\$359,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	318 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Julia Kiniski
Middle Thelma Chalifoux
High W.P. Wagner

Additional Information

Date Listed July 3rd, 2025
Days on Market 15
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 July 17th, 2025 at 10:32pm MDT