

## \$360,000 - 432 Kirkpatrick Crescent, Edmonton

MLS® #E4451836

**\$360,000**

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful air conditioned 3 bedroom 2 full bath home with a fully finished basement and oversized double heated garage. This well maintained home has had many up dates including new flooring, new paint and appliances. A large living room right next to your kitchen and dining area. Spacious kitchen with lots of cabinets and include fridge, built in dishwasher and stove. Up the stairs is a large primary bedroom along with a good sized second bedroom and 4 pc bathroom with tub and shower. Heading down to the third level is a nice family room with wood burning fireplace surrounded with brick. The third bedroom is also on this level along with another 4 pc bathroom with tub and shower. Down to the basement is a recreation room and laundry room with front loading washer and dryer. Lots of storage along with a newer furnace, hot water tank and new central air conditioner. Out back is a nice deck and gazebo, along with a shed and double heated and insulated garage. Schools and shopping close by.

Built in 1985

### Essential Information

MLS® # E4451836

Price \$360,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 432 Kirkpatrick Crescent |
| Area        | Edmonton                 |
| Subdivision | Kiniski Gardens          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6L 5E1                  |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Gazebo |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Heated, Insulated      |

### Interior

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace    | Yes                                                                                                                                                                        |
| Fireplaces   | Brick Facing                                                                                                                                                               |
| Stories      | 4                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 29          |

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Listing information last updated on August 26th, 2025 at 4:47am MDT