

## \$349,000 - 203 Kirkwood Avenue, Edmonton

MLS® #E4451339

**\$349,000**

3 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This well-designed home offers a bright open-concept layout that's perfect for modern living—whether you're just starting out or looking to grow or looking for a great investment property. The spacious kitchen flows into the dining and living areas, making it ideal for everyday living and entertaining. With immediate possession available, you can move in right away and enjoy the space while adding your personal touch over time. The fully finished basement includes a large family room, a third bedroom, and a 3-piece bathroom—ideal for guests, a home office, or a private retreat for teens. The roof was updated 9 years ago and the hot water tank is 5 years old. This home also includes a newer stove, refrigerator, washer and dryer. Located in a prime South East Edmonton neighbourhood, this home is just minutes from schools, parks, shopping, and major commuter routes—everything you need is within reach!

Built in 1992

### Essential Information

MLS® #	E4451339
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,027
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	203 Kirkwood Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K7

### Amenities

Amenities	See Remarks
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, 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	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 6th, 2025
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Days on Market 1

Zoning Zone 29

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