

## \$610,000 - 627 Kirkness Road, Edmonton

MLS® #E4418101

**\$610,000**

5 Bedroom, 3.00 Bathroom, 2,642 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this bright and spacious family home conveniently situated on bus route and across from Kirkness school, large community park & playground area. This recently renovated 2 storey home has an open and functional floor plan boasting 2650 sq ft of beautiful living space. Spacious and impressive living room with 17 ft high ceilings and numerous large windows for abundance of sunlight and airy feelings. Large formal dining. Gorgeous family kitchen with newer white cabinetry, quartz counter top and a large island, and open to the spacious family room with gas fireplace. Upper floor has 4 huge bedrooms and a large open loft overlooking living room/entry foyer. The enormous Primary bedroom has walk-in closet and full size jacuzzi ensuite bath. Other features include main fl. bedroom with full bath, new paint, luxury vinyl plank throughout main and upper floor, light fixtures, new huge deck, oversized garage & more. Move in ready.

Built in 1991

### Essential Information

MLS® #	E4418101
Price	\$610,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,642
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	627 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1Z9

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6"
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 15th, 2025
Days on Market	107
Zoning	Zone 35

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