

## \$455,000 - 440 Kirkpatrick Crescent, Edmonton

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MLS® #E4456967

**\$455,000**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This Renovated Home features a bright and open-concept main floor with modern stainless steel appliances. The upper level offers two spacious bedrooms and a full bathroom, while the third level has been thoughtfully converted into a large primary suite with a full ensuite. The basement includes an additional living area and a laundry room with a newer hot water tank. A double detached garage provides two bays with newer overhead doors.



Built in 1983

### Essential Information

MLS® #	E4456967
Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address 440 Kirkpatrick Crescent



Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	3
Zoning	Zone 29

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Listing information last updated on September 12th, 2025 at 4:03pm MDT