

## \$475,000 - 197 Kirkwood Avenue, Edmonton

MLS® #E4440774

**\$475,000**

5 Bedroom, 3.00 Bathroom, 1,015 sqft  
Single Family on 0.00 Acres

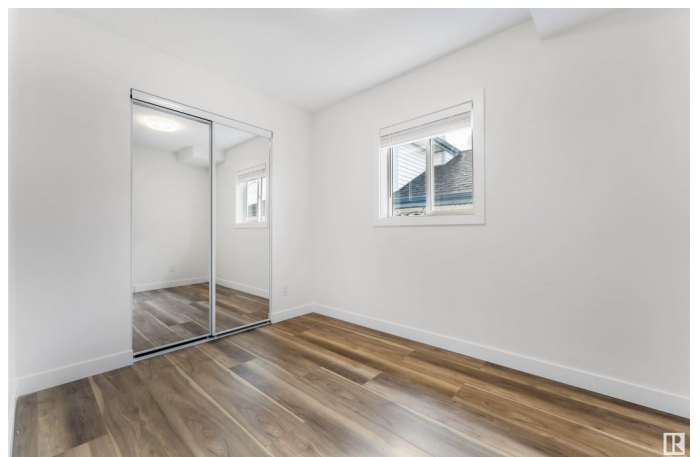
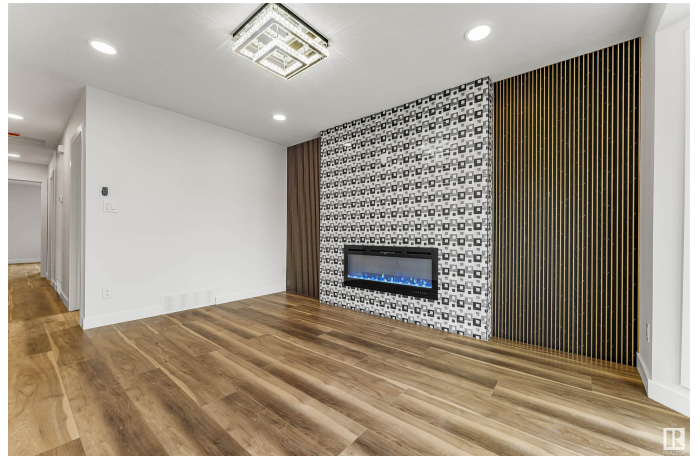
Kiniski Gardens, Edmonton, AB

Welcome to this fully renovated home with a SEPARATE basement entrance right from the front door. The main floor has a large primary bedroom with a spa-like ensuite and body panel shower, plus two more bedrooms and another full bathroom. The kitchen is fully upgraded with stylish cabinets, modern finishes, and brand new stainless steel appliances. The living room feels warm and cozy with a beautiful tile feature wall and electric fireplace. The basement is fully finished and includes two bedrooms, one bathroom, a second kitchen, and a living area—great for guests. Enjoy the outdoors on the big south-facing deck. There's also a 16x24 detached single garage. The roof was replaced in 2018, and a sump pump and new PVC pipes were added during the renovation. Located near Whitemud Drive and 34 Street, this home is move-in ready and in a great location!

Built in 1991

### Essential Information

MLS® #	E4440774
Price	\$475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,015
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	197 Kirkwood Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K7

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        4  
Zoning                    Zone 29

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