

# \$126,500 - 306 600 Kirkness Road, Edmonton

MLS® #E4433263

**\$126,500**

2 Bedroom, 1.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Prime Location & Fully Renovated! Why rent when you can own this beautifully updated 2-bedroom, 1-bath condo in Kirkness? Renovated from top to bottom with new vinyl plank flooring, kitchen cabinets, countertops, p-trap, tub surround, faucet, vanity, and brand-new stainless steel appliances. Enjoy the convenience of a tandem parking stall that fits 2 vehicles. This well-managed building is ideally located near schools, shopping, parks, transit, medical centres, and major roadways.

Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433263               |
| Price          | \$126,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 863                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 306 600 Kirkness Road |
| Area        | Edmonton              |
| Subdivision | Kirkness              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 2H5               |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                     |
| Parking        | Stall, Tandem                         |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                         |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 35          |
| Condo Fee      | \$429            |

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Listing information last updated on May 1st, 2025 at 4:32pm MDT