

# \$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 |
|-------------|------------------|

Days on Market 15

Zoning Zone 29

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