

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

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MLS® #E4456967

**\$455,000**

3 Bedroom, 2.00 Bathroom, 919 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 | 919                    |
| 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 | 9                   |
| Zoning         | Zone 29             |

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Listing information last updated on September 18th, 2025 at 12:17pm MDT