

## \$395,000 - 105 Kiniski Crescent, Edmonton

MLS® #E4431170

**\$395,000**

4 Bedroom, 2.50 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautifully maintained, fully finished 2-story gem! 1,200 SqFt of well-designed living space, this home offers comfort, functionality, & a perfect setting for family life. Upstairs, you'll find 3 generously sized bed, including a spacious primary complete w/ a walk-in closet and a full 4-piece bath. The bright & inviting living room features a large bay window that fills the space w/ natural light. Main floor also includes a well-appointed kitchen with plenty of counter space, convenient half bath, overlooking the beautifully landscaped backyard. Fully finished basement expands your living space with a large rec room, 4th bed, additional storage, & full 4-piece bath—ideal for guests or a growing family. Enjoy outdoor living in the private backyard, leading to your detached double car garage adds convenience & value. Close to schools, parks, shopping, and public transit, this home is the total package for families or first-time buyers.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431170  |
| Price     | \$395,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,187                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 Kiniski Crescent |
| Area        | Edmonton             |
| Subdivision | Kiniski Gardens      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 3N6              |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Off Street Parking, Low Flw/Dual Flush Toilet, No Smoking Home |
| Parking   | Double Garage Detached                                         |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 3                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                        |

**Additional Information**

Date Listed            April 16th, 2025  
Days on Market       5  
Zoning                 Zone 29

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