

## \$529,000 - 723 Kirkness Road, Edmonton

MLS® #E4453662

**\$529,000**

5 Bedroom, 3.00 Bathroom, 1,864 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Location, Location! Welcome to this beautifully updated bi-level 5 bed and a double attached garage home in one of the most family-friendly communities KIRKNESS. Perfectly situated near schools, shopping, public transit, and recreation, this home offers everyday convenience. Recent upgrades include: New roof & fresh paint (2024), New flooring (2023), Furnace & hot water tank (2022), Renovated basement (2023) with separate entrance, second kitchen, full bathroom, and 2 bedrooms, Updated cabinets (2024) & new blinds (2023). Inside, enjoy bright living spaces, and a layout ideal for families or multi-generational living. Step outside to a beautiful deck. The location is unbeatable Manning Town Centre is just a 5â€“7 minute walk, Clareview Station only 8 minutes by car, and multiple schools nearby Fraser School â€“ 650 m, Kirkness School â€“ 550 m, Bannerman School â€“ 1.1 km, John D. Bracco School â€“ 1.3 km, St. Bonaventure Catholic School â€“ 1.4 km. This move-in ready home is the perfect. Donâ€™t miss your chance!

Built in 2001

### Essential Information

MLS® # E4453662

Price \$529,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,864
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	723 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2Y8

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025

Days on Market                1

Zoning                            Zone 35

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