

## \$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      15  
Zoning                Zone 29

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