

# \$460,000 - 197 Kirkwood Avenue, Edmonton

MLS® #E4443006

**\$460,000**

5 Bedroom, 3.00 Bathroom, 1,012 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautifully updated detached bungalow offering the perfect blend of modern finishes and functional space. Featuring 5 spacious bedrooms, 3 full bathrooms, and 2 full kitchens, this home is ideal for First time homebuyers or Investors. Enjoy the convenience of a detached garage and ample driveway parking. Located in a prime area close to all amenities – schools, shopping, parks, and public transit – with easy highway access for commuters. Move-in ready and designed for comfort and style, this is the perfect home for families or investors alike. Donâ€™t miss out!

Built in 1991

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443006               |
| Price          | \$460,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status Active

## Community Information

Address 197 Kirkwood Avenue  
Area Edmonton  
Subdivision Kiniski Gardens  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6L 6K7

## Amenities

Amenities Off Street Parking, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home  
Parking Over Sized, Single Garage Detached

## Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

## Additional Information

Date Listed June 18th, 2025  
Days on Market 18  
Zoning Zone 29

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