

\$455,000 - 440 Kirkpatrick Crescent, Edmonton

MLS® #E4456967

\$455,000

3 Bedroom, 2.00 Bathroom, 1,307 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	1,307
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	7
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 12:47pm MDT