

# \$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 3  
Zoning Zone 29

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