

## \$432,500 - 308 Kirkpatrick Crescent, Edmonton

MLS® #E4446448

**\$432,500**

4 Bedroom, 2.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Attention first-time home buyers and investors! This beautiful 3+1 bedroom home spans 1,366 sq. ft. and includes a stunning in-law basement suite with its own separate entrance and laundry facilities. New furnace installed on 2024. The main floor features a spacious layout with a large entryway, separate living and dining rooms, a kitchen, main floor laundry, and bright patio doors that lead out to the yard. Upstairs, you'll find three generous bedrooms, including a master suite with his and hers closets and an updated 4-piece ensuite bath with a tiled tub surround. The one-bedroom, one-bath basement suite boasts its own separate side entrance, lovely new laminate flooring and a modern updated kitchen. The fully fenced yard offers low-maintenance landscaping and an oversized double garage. Enjoy close access to Whitemud Drive and all local amenities! Stop waiting and start living!

Built in 1981

### Essential Information

MLS® #	E4446448
Price	\$432,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,382
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	308 Kirkpatrick Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        5  
Zoning                    Zone 29

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