

## \$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       13  
Zoning                 Zone 29

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