

\$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 3
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 July 11th, 2025 at 9:31am MDT