

## \$549,999 - 723 Kirkness Road, Edmonton

MLS® #E4443340

**\$549,999**

5 Bedroom, 3.00 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Step into style and space in this beautifully maintained 1,808 sq ft bi-level in the family-friendly community of Kirkness. The main floor offers 3 spacious bedrooms, 2 full bathrooms, and an open-concept living area featuring rich maple cabinetry and a mix of hardwood, tile, and carpet flooring. The fully finished basement comes with a separate entrance and offers incredible versatility—featuring 2 additional bedrooms, a second kitchen, and a full bathroom. Enjoy sunny days in the fully landscaped backyard with a two-tier deck, and the convenience of a double attached garage. Located close to schools, parks, shopping, and public transit. Following work was recently done: New Roof (2024) Countertops Updated (2024) New Paint Throughout (2024) Basement Renovated (2023) New Furnace & Water Tank (2022)

Built in 2001

### Essential Information

MLS® #	E4443340
Price	\$549,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,808



Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	723 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2Y8

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	29

## Zoning

## Zone 35

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