

## \$529,000 - 723 Kirkness Road, Edmonton

MLS® #E4453662

**\$529,000**

5 Bedroom, 3.00 Bathroom, 1,864 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Location, Location! Welcome to this beautifully updated bi-level 5 bed and a double attached garage home in one of the most family-friendly communities KIRKNESS. Perfectly situated near schools, shopping, public transit, and recreation, this home offers everyday convenience. Recent upgrades include: New roof & fresh paint (2024), New flooring (2023), Furnace & hot water tank (2022), Renovated basement (2023) with separate entrance, second kitchen, full bathroom, and 2 bedrooms, Updated cabinets (2024) & new blinds (2023). Inside, enjoy bright living spaces, and a layout ideal for families or multi-generational living. Step outside to a beautiful deck. The location is unbeatable Manning Town Centre is just a 5-7 minute walk, Clareview Station only 8 minutes by car, and multiple schools nearby Fraser School - 650 m, Kirkness School - 550 m, Bannerman School - 1.1 km, John D. Bracco School - 1.3 km, St. Bonaventure Catholic School - 1.4 km. This move-in ready home is the perfect. Don't miss your chance!

Built in 2001

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453662  |
| Price  | \$529,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,864                  |
| 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      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### **Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 3                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025

Days on Market                15

Zoning                            Zone 35

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Listing information last updated on September 3rd, 2025 at 3:17pm MDT