

## \$425,000 - 373 Kline Crescent, Edmonton

MLS® #E4464364

**\$425,000**

4 Bedroom, 1.50 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens! First-time buyers/investors and downsizers alike, this is the one you've been waiting for! Corner Lot! One Neighbour! Plenty of Parking! This Beautiful home has been loved and cared for by the same family for the last 30 years! You will love the living room with tons of natural light and vinyl floor throughout the main level. The kitchen boasts white cabinets, upgraded appliances, stone countertops and the dining area has a huge bay window beside the convenient side entrance. Upper level has 3 spacious bedrooms, including the primary with large WIC, and a renovated full bathroom with lots of storage space. The 3rd level welcomes you to a family room with gas fireplace, 2-piece bathroom and laundry area. In the 4th level/ basement you will find a flex/bedroom + plenty of storage in the utility room. A/C, landscaped yard, space to build a garage, all in a neighbourhood close to schools, shopping, public transportation and great access to Whitemud and AHD. WELCOME HOME!!

Built in 1991

### Essential Information

MLS® # E4464364

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 373 Kline Crescent |
| Area        | Edmonton           |
| Subdivision | Kiniski Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6K7            |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | No Garage                 |

### Interior

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Stories      | 4                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 29            |

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