

\$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 5â€“7 minute walk, Clareview Station only 8 minutes by car, and multiple schools nearby Fraser School â€“ 650 m, Kirkness School â€“ 550 m, Bannerman School â€“ 1.1 km, John D. Bracco School â€“ 1.3 km, St. Bonaventure Catholic School â€“ 1.4 km. This move-in ready home is the perfect. Donâ€™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 1

Zoning Zone 35

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 August 20th, 2025 at 3:47am MDT