

## \$395,000 - 370 Kline Crescent, Edmonton

MLS® #E4425351

**\$395,000**

3 Bedroom, 2.00 Bathroom, 896 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to the family friendly community of Kiniski Gardens. This immaculate home is ready for immediate possession. Plenty of living space and featuring 3 bedrooms and 2 baths. Upgrades and features include new laminate flooring on main, a fully finished basement, an oversized double car garage, central air conditioning(2020), shingles replaced (2015), high efficiency furnace (2020), central vacuum, and some newer windows throughout. The lower level includes a spacious family room, additional bedroom, 3 piece bath, laundry and plenty of storage space. The backyard is complete with an oversized deck, perfect for entertaining. Conveniently located near all amenities, with easy access to the Whitemud and Anthony Henday.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425351  |
| Price          | \$395,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 896       |
| Acres          | 0.00      |
| Year Built     | 1991      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 370 Kline Crescent |
| Area        | Edmonton           |
| Subdivision | Kiniski Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6K7            |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Air Conditioner, Deck, Skylight |
| Parking   | Double Garage Detached          |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 29          |

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Listing information last updated on March 13th, 2025 at 8:02am MDT