

## \$259,900 - 25 345 Kirkness Road, Edmonton

MLS® #E4455082

**\$259,900**

3 Bedroom, 1.50 Bathroom, 1,191 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to KIRKESS POINTE! The Beautiful 2-storey Half-Duplex offers 3 B/rooms and 1.5 washroom. The corner gas fireplace in the spacious living area. The huge kitchen features a fantastic island, traditional cabinetry, appliances, and ample counter space. The home includes an attached single-car garage with additional parking for in front. Relax or dine on the private deck in your fully fenced backyard. This home is in walking distance to schools, restaurants, transportation and shopping. Price to SELL

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4455082          |
| Price          | \$259,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,191             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 345 Kirkness Road |
| Area        | Edmonton             |
| Subdivision | Kirkness             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5Y 2M7              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Front Porch      |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

## Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace    | Yes                                                                                                                         |
| Fireplaces   | Corner, Mantel                                                                                                              |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Unfinished                                                                                                            |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$306             |

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