

## \$135,000 - 418 600 Kirkness Road, Edmonton

MLS® #E4425555

**\$135,000**

2 Bedroom, 1.00 Bathroom, 972 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

Truly one of a kind! This TOP-floor, PARK-facing condo features 2 bedrooms and a second-floor LOFT, making it a truly unique home. Recently renovated and turn-key ready, it's ideal for first-time home buyers or investors at an affordable price. Upon entry, you're greeted by a private hallway leading to a galley-style kitchen with newer countertops and ample space for cooking and baking. Adjacent to the kitchen is a dining room and a vaulted living area, perfect for movie nights or relaxing. A set of stairs leads to the loft, which can be used as an office, den, study, or play area—the possibilities are endless! Step outside onto the huge patio, ideal for barbecues and overlooking Kirkness Park. An outdoor storage room adds extra convenience. Two spacious bedrooms and a nicely renovated bathroom complete this wonderful home. The property includes an assigned parking stall and plenty of street parking. Close to all amenities and roads. An exceptional and affordable opportunity—your new home awaits!

Built in 1981

### Essential Information

MLS® #	E4425555
Price	\$135,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	418 600 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H5

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 13th, 2025
Days on Market	23
Zoning	Zone 35
Condo Fee	\$496

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