



Edmonton

Kiniski Gardens LP: \$335,000

278 KIRKWOOD AV NW

T6L 5A8 SP:

M

Listing ID # E4505987

Building Type Detached Single Family

Style 4 Level Split

Year Built 1991

Full Baths 2

Half Baths 0

Total Baths 2.0

Tot Flr AG SqFt 1,076.72

Sold Date

Bedrooms Above 3

Bedrooms Total 4

Basement Full

Basement Dev Fully Finished

Tot Flr AG SqM 100.03

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

A place for everything — and with all the storage, everything truly will have a place. This four-bedroom home backs onto a beautiful walking trail and off-leash dog park, offering exceptional value for families and dog lovers alike. Walk-in closets in most bedrooms, a second family room, and an oversized garage are just a few of the features that make this home both functional and comfortable. The layout is designed for everyday living, with plenty of room to grow, gather, and stay organized. Located close to all amenities, this property gives you the perfect blend of convenience and privacy. Whether you're hosting a family BBQ in your yard/deck, relaxing in the living room, or getting everyone ready for school, you'll love doing it all in your new home. All ready for your personal touch to truly make it your own. P.S. The basement this summer was DRY

Directions

Living Room	4.26x4.89	M	Bedroom 3	2.53x3.1	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.22x4.6	M	Bedroom 4	2.4x3.27	L	1	4	U	No	Main		
Kitchen	3.17x3.13	M	Recreation Room	5.42x5.19	L	2	3	L	No	Upper		
Family Room		L	Recreation Room	6.05x5.28	L	3				Above Grd		
Den			Storage Room	2.33x1.88	L	4				Lower		
Bonus Room			Utility Room	1.9x4.78	L	5				Below Grd		
Primary Bedrm	3.14x3.69	U				6				Tot Flr AG	100.03	1,076.72
Bedroom 2	2.54x3.7	U				7				# Finished	4	

Heat Source Natural Gas

Heat Type Forced Air-1

Foundation Concrete

Roof Type Asphalt Shingles

Exterior Vinyl

Flooring Carpet, Vinyl Plank

Features Deck

Construction Wood Frame

Basement Full / Fully Finished

Separate Ent No

2nd Suite No

Garage Suite

Garden Suite

Lot Shape Rectangular

Lot Size SqM 328.11

Zoning

Tax Amount \$3,721.02 / 2025

Conform Type

Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

Goods Excl

Permit By Seller Permit Permit

Front Exposure South

F x D (m) 9.81 x 33.57

Site Features Back Lane, Backs Onto Park/Trees, Fenced, Shopping Nearby, Vegetable Garden

Parking Double Garage Detached, Insulated, Over Sized

Road Access Paved

Condo Name		Park Encl/Tot 2 /	Garage Dim
Condo Fee	Fee Schedule	Floor Location	Floor#
Fee Includes		#Floors in Build	Elevator
		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	