



Edmonton **29 Kiniski Gardens** **LP: \$354,900**
 1817 KRAMER PL NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4184195
Style:	Bi-Level	Bdrms Above:	3
Year Built:	1996	Bdrms Total:	5
Full Baths:	3	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,217.84	Tot A.G. SqM:	113.14

3+2 BEDROOM FAMILY HOME LOVINGLY MAINTAINED BY ORIGINAL OWNERS. Step into the spacious main floor living room featuring beautiful laminate flooring, large picture window and 18 foot vaulted ceiling. Upstairs, a formal dining room overlooks the living room. Lovely eat-in kitchen with pantry and oak-faced cabinets has sun streaming in through the large sky light. South facing patio doors lead to the deck, overlooking the backyard. This floor also has a large master bedroom with 3-pc ensuite, plus two additional bedrooms and a 4-pc bath with jetted tub. The fully finished basement has two more bedrooms, another 4-pc bath, a large family room, a laundry room and loads of extra storage space. Most recent upgrades include: paint, laminate flooring, hot water heater and shingles. Conveniently located in close proximity to the Mill Creek Ravine and Jackie Parker Park, with easy access to the Whitemud.

Directions:

Virtual Tour: <https://youtu.be/RKIAIXbwIZI> **Brochure:** <http://www.1817-KramerPlace.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	2	0	0	Main:	22.97	247.25
Ensuite Baths:		0	1	0	0	0	Uppr:	90.17	970.59
Finish Levels:	3						AbGd:	113.14	1,217.84
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Double Garage Attached, Insulated						BIGd:	99.94	1,075.75
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	113.14	1,217.84

Living Room:	3.96 x 3.35	M	Master Bedroom:	3.96 x 3.35	U	Laundry Room	1.52 x 1.52	B
Dining Room:	3.05 x 2.74	U	Bedroom 2:	2.74 x 2.74	U	Flex Space	3.66 x 3.35	B
Kitchen:	6.40 x 3.20	U	Bedroom 3:	3.05 x 2.74	U			
Family Room:	5.18 x 3.05	B	Bedroom 4:	3.05 x 2.44	B			
Den:			Bedroom		B			
Bonus Room:								

Flooring:	Carpet, Laminate Flooring, Non-Ceramic Tile	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Crawl Space, Deck, Skylight, Vaulted Ceiling
Site Influences:	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane		

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: Julia Kiniski **Jr. High School:** Kate Chegwin **Sr High School:** McNally

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	382.36	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$3,278.08 2019	Local Improve:			