



Edmonton **29 Kiniski Gardens** **LP: \$284,900**
179 KINISKI CR NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4223783
Style:	Bungalow	Bdrms Above:	2
Year Built:	1981	Bdrms Total:	2
Full Baths:	2	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	944.22	Tot A.G. SqM:	87.72

A fabulous location backing an off-leash path that takes you to two elementary schools - Anne Jackson and Julie Kiniski – plus the Jackie Parker park next to the Millwoods Golf Course. An ideal home for those with young children, the outdoor enthusiast or dog lover. This 944 sq ft bungalow is spacious with two bedrooms up, a fully finished basement, two bathrooms, a sunken living room and a very large master bedroom that has a beautiful bay window overlooking the backyard and the walking path. Shingles were done in 2020 on house and garage, and the overhead opener is new. Newer mid-efficiency furnace and new hot water tank. The yard is fully fenced and landscaped, and the oversized single garage has a parking pad next to it for extra parking.

Directions:

Virtual Tour: <https://vimeo.com/495902745> **Brochure:** <http://www.179-KiniskiCrescent.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	2	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:	87.72	944.22
Fireplace Y/N:							Lowr:		
Fireplace Type:							BlGd:		
Fireplace Fuel:							Total A.G.:	87.72	944.22
Parking:	Over Sized, Single Garage Detached								
Garage Dim:				Prk Encl/Ttl:	/				

Living Room:	4.24x4.08	M	Primary Bedroom:	4.08x3.76	M
Dining Room:	2.75x2.75	M	Bedroom 2:	3.30x2.60	M
Kitchen:	2.83x2.40	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Carpet, Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Metal	Features:	No Smoking Home
Site Influences:	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

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

Total Lot M2:	331.31	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	Southeast
Taxes:	\$2,741.74 2020			Local Improve:	