

# \$119,900 - 109 600 Kirkness Road, Edmonton

MLS® #E4432371

**\$119,900**

2 Bedroom, 1.00 Bathroom, 772 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

ATTENTION INVESTORS AND FIRST TIME BUYERS – FULLY RENOVATED 2 BEDROOM, 1 BATH, ~800sqft CORNER UNIT ON THE MAIN FLOOR! Upon entry you™re greeted by brand new vinyl plank throughout and plenty of natural light. The galley style kitchen offers ample storage, quartz counters, new appliances and fixtures with a convenient pass through to the living room. The dining room boasts a large window followed by the living room and your patio with a storage room. Adjacent is a good sized bedroom and further down the hall is a huge closet, separate storage room, and 4pc bath! The master is spacious with a walk-through closet leading to the bathroom. Same floor laundry is located in a common area. The building has been well maintained and managed with below average condo fees under \$420/mo and average rents in the building for similar units \$1100-1400 plus power.

Built in 1981

## Essential Information

MLS® #	E4432371
Price	\$119,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	772
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 600 Kirkness Road
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H5

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Kirkness School
Middle	John D Bracco
High	M.E. LaZerte

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$419

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