

# \$549,999 - 723 Kirkness Road, Edmonton

MLS® #E4443340

**\$549,999**

5 Bedroom, 3.00 Bathroom, 1,808 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Step into style and space in this beautifully maintained 1,808 sq ft bi-level in the family-friendly community of Kirkness. The main floor offers 3 spacious bedrooms, 2 full bathrooms, and an open-concept living area featuring rich maple cabinetry and a mix of hardwood, tile, and carpet flooring. The fully finished basement comes with a separate entrance and offers incredible versatility—featuring 2 additional bedrooms, a second kitchen, and a full bathroom. Enjoy sunny days in the fully landscaped backyard with a two-tier deck, and the convenience of a double attached garage. Located close to schools, parks, shopping, and public transit. Following work was recently done: New Roof (2024) Countertops Updated (2024) New Paint Throughout (2024) Basement Renovated (2023) New Furnace & Water Tank (2022)

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443340  |
| Price          | \$549,999 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,808     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2001                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 723 Kirkness Road |
| Area        | Edmonton          |
| Subdivision | Kirkness          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Y 2Y8           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                                 |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stucco                                 |
| Foundation        | Concrete Perimeter                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 25              |

## Zoning

## Zone 35

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Listing information last updated on July 14th, 2025 at 1:02am MDT