

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 14th, 2025 at 10:17am MDT