

\$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 | 19 |

Zoning

Zone 35

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Listing information last updated on July 8th, 2025 at 12:32pm MDT