

Courtesy Of Jeff D Jackson Of Bode

## **\$365,000 - 14528 34 Street, Edmonton**

MLS® #E4395340

**\$365,000**

4 Bedroom, 2.00 Bathroom, 1,041 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome home! Nestled in the desirable Kirkness community, this charming 3-bedroom bungalow offers a fantastic opportunity for first-time homebuyers or investors. Built in 1982, this home features a spacious layout, modern updates, and a prime location. The inviting living room, filled with natural light, is perfect for relaxing or entertaining. The cozy dining area is ideal for family dinners, while the functional kitchen with new lino flooring offers ample cabinetry and counter space. The main level includes a primary bedroom w/ generous closet space, two versatile additional bedrooms, and a modern 4-piece bathroom. The basement features a large family room, an additional bedroom, a hobby room, a 3-piece bathroom, and plenty of storage. The property includes a concrete driveway that extends the entire length of the lot, offering ample parking space. Located on a 386.88 m<sup>2</sup> lot, this bungalow provides a perfect balance of indoor/outdoor living close to schools, parks, shopping, public transport!

Built in 1982

### **Essential Information**

MLS® #	E4395340
Price	\$365,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14528 34 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2J2

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 2nd, 2024

Days on Market 276

Zoning Zone 35

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