

Courtesy Of Melanie Brady Of MaxWell Polaris

## \$321,000 - 14736 33, Edmonton

MLS® #E4428169

**\$321,000**

3 Bedroom, 1.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Charming older two story home featuring three spacious bedrooms and a generous west facing backyard, perfect for outdoor gatherings or potential for expansion and or garage. This character-filled property is an ideal opportunity for those seeking an investment or rental income. Located in a desirable neighborhood, this backyard provides endless possibilities for gardening, play or creating your dream outdoor space. This property is in close proximity to Manning Shopping Centre, schools, public transportation and the Anthony Henday. Don't miss the chance to own this classic gem with room to personalize and make your own!

Built in 1982

### Essential Information

MLS® #	E4428169
Price	\$321,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1982
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	14736 33
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2G2

### **Amenities**

Amenities	On Street Parking, Deck, Hot Water Electric
Parking	Front Drive Access, No Garage, RV Parking

### **Interior**

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kirkness School Public
Middle	Elizabeth Seton School
High	St. Bonaventure Public

### **Additional Information**

Date Listed	March 29th, 2025
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Days on Market 7

Zoning Zone 35

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