

## \$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 |
|-------------|------------------|

Days on Market 4

Zoning Zone 35

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