

## \$395,000 - 370 Kline Crescent, Edmonton

MLS® #E4425351

### \$395,000

3 Bedroom, 2.00 Bathroom, 896 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to the family friendly community of Kiniski Gardens. This immaculate home is ready for immediate possession. Plenty of living space and featuring 3 bedrooms and 2 baths. Upgrades and features include new laminate flooring on main, a fully finished basement, an oversized double car garage, central air conditioning(2020), shingles replaced (2015), high efficiency furnace (2020), central vacuum, and some newer windows throughout. The lower level includes a spacious family room, additional bedroom, 3 piece bath, laundry and plenty of storage space. The backyard is complete with an oversized deck, perfect for entertaining. Conveniently located near all amenities, with easy access to the Whitemud and Anthony Henday.

Built in 1991

### Essential Information

MLS® #	E4425351
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1991



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	370 Kline Crescent
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K7

### **Amenities**

Amenities	Air Conditioner, Deck, Skylight
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 29

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Listing information last updated on March 14th, 2025 at 4:32am MDT