

## \$569,000 - 1217 Kane Wynd, Edmonton

MLS® #E4425190

**\$569,000**

5 Bedroom, 4.00 Bathroom, 1,897 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this amazing, fully renovated house at 1217 Kane Wynd, proudly maintained by the owners. This home features 3 floors of family living space. Main floor comes with a bright living room with street view, spacious kitchen with island and newer appliances, family room and dining area. This floor also features a bedroom/office and a 3-pc bath. At the upper level, the master bedroom comes with large closet and a 3 pc ensuite. Two additional bedrooms and another full bath complete the upper floor. The spacious basement has a 1 bedroom, a large rec room and 3-pc bath. The home is fully renovated, has central AC for summer comfort and lots of storage. Double attached garage is great for parking in the cold winters. The backyard has large deck, making it ideal for spending those summer afternoons outside. The storage shed in the backyard is ideal for storing all the small tools and freeing up the garage space. The house is located on a quiet street, close to many amenities and bus stop.

Built in 1994

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425190  |
| Price    | \$569,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,897                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1217 Kane Wynd  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6T7         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Julia Kiniski School       |
| Middle     | Father Michael Troy Junior |
| High       | Austin O'Brien School      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 29          |

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Listing information last updated on April 18th, 2025 at 11:17am MDT