

## \$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	52
Zoning	Zone 29

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