

## \$129,900 - 407 600 Kirkness Road, Edmonton

MLS® #E4426260

**\$129,900**

2 Bedroom, 1.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

FANTASTIC OPPORTUNITY FOR A 1ST TIME BUYER or INVESTOR! This fully renovated top floor 2 bedroom + Loft and 1 Bath apartment condo is ideally located close to all amenities including schools, public transportation, shopping, playgrounds, etc. Deluxe Vinyl flooring throughout the apartment, fresh double coat paint, and all brand new stainless steel appliances are some of the recent improvements.

Built in 1981

### Essential Information

|                |                       |
|----------------|-----------------------|
| MLS® #         | E4426260              |
| Price          | \$129,900             |
| Bedrooms       | 2                     |
| Bathrooms      | 1.00                  |
| Full Baths     | 1                     |
| Square Footage | 939                   |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

Address 407 600 Kirkness Road



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Kirkness |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5Y 2H5  |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Parking-Visitor |
| Parking   | Stall                              |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 35          |
| Condo Fee      | \$496            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 9:17am MDT