

## \$499,900 - 1835 Kramer Place, Edmonton

MLS® #E4428633

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Fall in love with this 5 bedroom 1,300+ sq. ft. bi-level on a quiet cul-de-sac with a huge pie-shaped lot! Featuring vaulted ceilings, A/C, hardwood, and tile flooring, the bright main floor offers a kitchen with stainless steel appliances, pantry, and peninsula island overlooking the dining area and family room with a corner gas fireplace. Two bedrooms and a remodelled 4-piece bath complete this level. Upstairs, the private primary suite has a walk-in closet and upgraded 3-piece ensuite. A massive deck overlooks the landscaped, south-facing backyard with mature trees. The finished basement features in-floor heating, two bedrooms, a new 4-piece bath, a large family room, and laundry/storage. Updates include a new garage door, washer/dryer (2022), fridge, roof (2016), furnace (2014), A/C (2019) and two hot water tanks (2023/24). Double attached garage completes this perfect family home!

Built in 1995

### Essential Information

MLS® #	E4428633
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,304
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1835 Kramer Place
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6Z7

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 2nd, 2025

Days on Market                17

Zoning                              Zone 29

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