

## \$459,900 - 15228 71 Street, Edmonton

MLS® #E4431300

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,188 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this beautifully renovated 4-bed, 3-bath 4-level split located in family friendly community of Kilkenny. Nestled on a spacious lot, this home offers a perfect blend of modern upgrades and family charm. The main level features an inviting living space, cozy dining area and, WOW factor kitchen w/white cabinets, gorgeous S/S appliances, large island w/double sink, an additional prep sink and, coffee bar making this kitchen an entertaining dream. Upstairs, youâ€™ll find 3 generously sized bedrooms, primary suite w/ensuite, and full bath w/double sinks. Fully finished lower level provides extra living space, perfect for family movie nights and relaxing. You will also find 4th bedroom that can serve as primary suite complete w/spa like ensuite. Basement has tons of room for storage in crawl space, laundry area, and tons of potential to add your finishing touches. Step outside to the expansive backyard, perfect for enjoying the outdoors. Complete w/double garage, and 2 tier deck. Close to all amenities.

Built in 1983

### Essential Information

MLS® # E4431300

Price \$459,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,188                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15228 71 Street |
| Area        | Edmonton        |
| Subdivision | Kilkenny        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 3P5         |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Crawl Space, Deck, See Remarks |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public |

|              |   |
|--------------|---|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Brick, Vinyl                                    |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 02          |

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Listing information last updated on April 21st, 2025 at 9:47am MDT