

## \$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      20

Zoning                 Zone 29

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Listing information last updated on April 22nd, 2025 at 4:02am MDT