# \$474,900 - 1816 Kramer Place, Edmonton

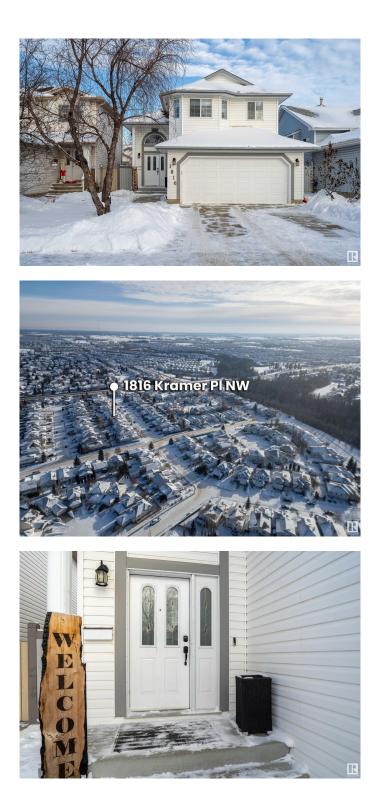
MLS® #E4431018

#### \$474,900

5 Bedroom, 3.00 Bathroom, 1,252 sqft Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to your dream family home! This spacious 5-bedroom residence is ideally located just a block from the RAVINE and close to schools, parks, and playgrounds. Meticulously maintained, it features fresh flooring, updated paint, newer fixtures and A/C! Step inside the grand entrance with high ceilings and natural light, leading to an insulated and heated double garage. The main floor features two bedrooms with hardwood floors, an open living room with soaring ceilings and gas fireplace, and a stylish 4-piece bathroom. The open-concept kitchen is a chefâ€<sup>™</sup>s dream, offering a large island, brand new fridge, a beautiful tiled backsplash and easy access to the deck and yard. Upstairs, the expansive primary suite boasts hardwood flooring, a walk-in closet, and a luxurious 4-piece ensuite with a Jacuzzi tub. Downstairs, enjoy a large family room with newer carpet along with two additional large bedrooms, ample storage, and a 3-piece bath. Roof was done in 2018! This home is a Must see!



Built in 1996

#### **Essential Information**

MLS® #	E4431018
Price	\$474,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,252
Acres	0.00
Year Built	1996
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## **Community Information**

Address	1816 Kramer Place
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6X6

## Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Vaulted
	Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,		
	Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,		
	Stove-Electric, Washer, Window Coverings, Garage Heater		
Heating	Forced Air-1, Natural Gas		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		

#### Exterior

Exterior	Wood, Vinyl							
Exterior Features	Fenced,	Flat	Site,	Landscaped,	Level	Land,	Low	Maintenance
	Landscape, Playground Nearby, Public Transportation							

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 29

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 April 20th, 2025 at 10:02am MDT