

## \$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 chef'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
Type	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

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