

# \$132,500 - 406 600 Kirkness Road, Edmonton

MLS® #E4446982

**\$132,500**

2 Bedroom, 1.00 Bathroom, 976 sqft

Condo / Townhouse on 0.00 Acres

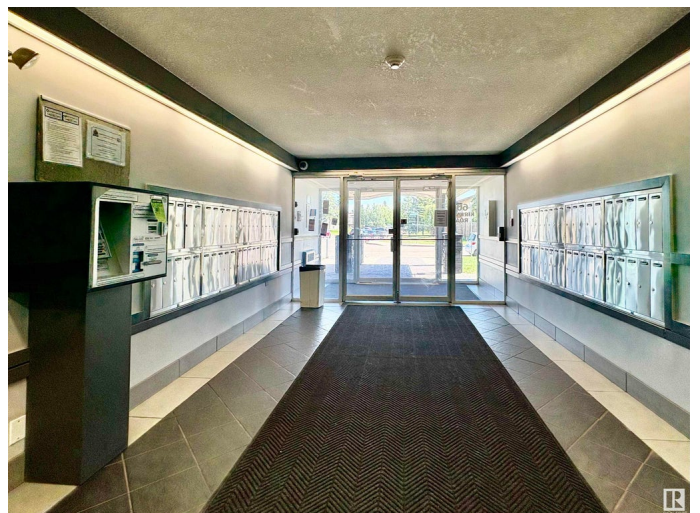
Kirkness, Edmonton, AB

PERFECT OPPORTUNITY FOR INVESTORS OR FIRST-TIME BUYERS! Welcome to this renovated top-floor condo featuring 2 spacious bedrooms, a versatile loft, and 1 full bathroom. With updated flooring and fresh paint throughout, this home is move-in ready. Enjoy a private, oversized balcony with an enclosed storage room and a great view—perfect for relaxing or entertaining. Inside, you’ll find plenty of storage space and brand new appliances under warranty until 2025. This unit includes 2 parking stalls and is in a building equipped with a new elevator—adding both convenience and peace of mind. Ideally located near an elementary school, public transportation, shopping, playgrounds, and major roadways, this condo offers unbeatable value and accessibility. Don’t miss out on this affordable, upgraded unit—perfect for comfortable living or generating rental income!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446982  |
| Price          | \$132,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 976       |



|            |                       |
|------------|-----------------------|
| Acres      | 0.00                  |
| Year Built | 1981                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Lowrise Apartment     |
| Style      | Multi Level Apartment |
| Status     | Active                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406 600 Kirkness Road |
| Area        | Edmonton              |
| Subdivision | Kirkness              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 2H5               |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Plug-Ins, Patio, Security Door, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Tandem                                                                           |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                            |
| # of Stories      | 4                                                                 |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | None, No Basement                                                 |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 35         |
| Condo Fee      | \$496           |

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Listing information last updated on August 7th, 2025 at 2:17pm MDT