# \$710,000 - 405 Kulawy Gate, Edmonton

MLS® #E4444632

#### \$710,000

6 Bedroom, 3.50 Bathroom, 2,725 sqft Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

IMPECCABLY UPGRADED FAMILY HOME ON A HUGE PIE LOT Beautifully maintained 4+2 bedroom home with over 3,500 sqft of finished living space on a massive 10,000+ sqft lot in a quiet cul-de-sac with lake and park views. Designed for entertaining, the main floor features new vinyl plank flooring, a huge family room with soaring ceilings, open to the dining and kitchen, plus a formal living room, laundry, bedroom, and powder room. The updated kitchen includes new backsplash, new appliances with Bosch dishwasher, new lighting and ceiling. Upstairs offers three huge bedrooms, including a primary suite with balcony, walk-in closet, and new luxury ensuite with river rock shower, \$12,000 therapeutic tub & fireplace. The basement includes a sound-insulated family room, second kitchen, two bedrooms, and full bath, ideal for extended family or quests. Stunning perennial gardens, fruit trees, grape vines, composite deck with gas for fire table, gemstone lighting, new fence and garage door, plus central AC outside!

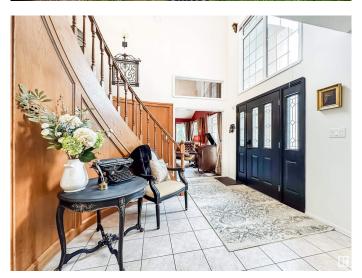
Built in 1996

## **Essential Information**

MLS® # E4444632 Price \$710,000







Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,725

Acres 0.00

Year Built 1996

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 405 Kulawy Gate

Area Edmonton

Subdivision Kiniski Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 6Z1

#### **Amenities**

Amenities Bar, Deck, Exterior Walls- 2"x6", No Smoking Home, Patio, Wet Bar,

Vacuum System-Roughed-In

Parking Spaces 4

Parking Double Garage Attached, Heated, Insulated

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks,

Stove-Induction, TV Wall Mount, Garage Heater

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

View Lake

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 26th, 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 July 1st, 2025 at 5:47am MDT