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

MLS® #E4444632

#### \$710,000

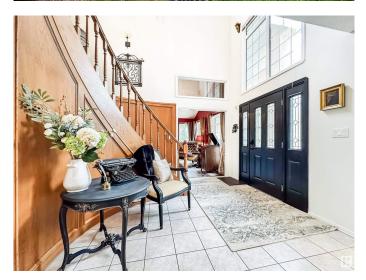
6 Bedroom, 3.50 Bathroom, 2,725 sqft Single Family on 0.00 Acres

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 guests. 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
Туре	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
	vacuum System-Rougheu-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	8
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 4th, 2025 at 5:47pm MDT