

## \$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                   |
| 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 | 11              |
| Zoning         | Zone 29         |

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Listing information last updated on July 7th, 2025 at 9:32am MDT