

## \$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	8
Zoning	Zone 29

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