

## **\$549,900 - 168 Kulawy Drive Northwest, Edmonton**

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MLS® #E4431496

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,694 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This 1694 square foot bungalow is one of a kind in the prestigious neighborhood of Kulawy Gardens. Built in 1998, this home is fully finished throughout, features 2 + 2 bedrooms, den, 3 full baths, central air & double attached garage. Inside the spacious front entrance, you are greeted with hardwood throughout, formal living & dining room areas with tons of room for visitors. The eat-in kitchen features large corner pantry, island & newer stainless black appliances. There is a cozy sitting room with a door leading to your large back deck for entertaining. Also on the main is a large primary bedroom with walk-in closet, full ensuite bath including jetted tub, another bedroom, den & full bath. Laundry on the main too! The basement is fully finished with large rec room, 2 huge bedrooms, full bath & plenty of storage. Step outside your front door - if you turn right, the ravine & walking trails are up the road, if you head straight, you'll run into the lake. Close to all amenities. Start packing!



Built in 1998

### **Essential Information**

MLS® #	E4431496
Price	\$549,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,694
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	168 Kulawy Drive Northwest
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6Z1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 29

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