

## **\$639,500 - 133 Kulawy Drive, Edmonton**

MLS® #E4446961

**\$639,500**

3 Bedroom, 2.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

FACING THE RAVINE!! An outstanding location for this custom built 2 storey home! Featuring a fabulous open design with 2235 square feet plus a partly finished basement. Huge front entrance with tiled floors and soaring ceilings! Spacious front living room with gas fireplace and hardwood floors, plus a large flex area. Beautiful kitchen with lovely breakfast/coffee station, large dining area, stainless steel appliances including a gas stove, and pantry. Main floor office/flex room, and convenient main floor laundry area. The beautiful staircase leads you upstairs where you'll find 3 large bedrooms & a 4 piece bathroom. Primary Bedroom with walk-in closet, lovely 5 piece ensuite and barn door. NEW CARPET, NEW HWT & NEW CENTRAL AIR-CONDITIONING too! Shingles were replaced in 2015. Basement with cool theatre room & storage space. OVERSIZED & DRYWALLED GARAGE! Wrap around deck & lovely yard with pergola. Close to great amenities, parks, transit, shopping and the ravine is only steps from your front door!!

Built in 1997

### **Essential Information**

MLS® # E4446961

Price \$639,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,235
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	133 Kulawy Drive
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Projector
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	69
Zoning	Zone 29

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