

## \$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 | 10             |
| Zoning         | Zone 29        |

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Listing information last updated on July 19th, 2025 at 10:02am MDT