

## **\$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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Listing information last updated on April 30th, 2025 at 6:17pm MDT