

## \$540,000 - 614 Kulawy Place, Edmonton

MLS® #E4457338

**\$540,000**

6 Bedroom, 3.00 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

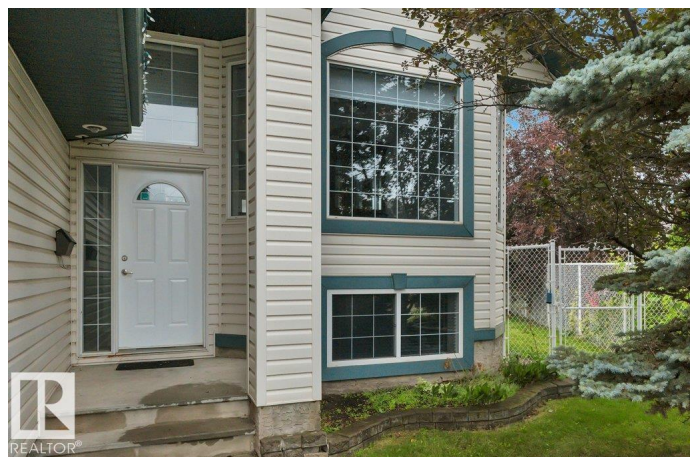
This beautifully designed home, located in a quiet cul-de-sac on a spacious pie-shaped lot just minutes from the RAVINE, offers the perfect combination of space, style, and functionality for the entire family. The main floor features a bright, open-concept layout with vaulted ceilings throughout, creating a spacious and airy atmosphere. The kitchen, breakfast nook, and cozy living room—complete with a fireplace and large windows—are flooded with natural light. Two main-floor bedrooms are generously sized, providing comfortable space for family or guests. Upstairs, you'll find a master retreat with a generous walk-in closet and an ensuite bathroom. The fully finished basement adds even more living space, offering three additional bedrooms, a full bathroom, and a versatile recreation room—perfect for movie nights, a play area, or a home gym. Step outside to enjoy a spacious backyard, ideal for entertaining. Love the vinyl plank throughout, NO CARPET & the DBL attached garage provides convenience.

Built in 1999

### Essential Information

MLS® # E4457338

Price \$540,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,639                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 614 Kulawy Place |
| Area        | Edmonton         |
| Subdivision | Kiniski Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 7E5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Vaulted Ceiling  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Tile Surround                                                                      |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Julia Kiniski School    |
| Middle     | Thelma Chalifoux School |
| High       | W.P Wagner School       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 29              |

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Listing information last updated on September 17th, 2025 at 8:17pm MDT