

## \$575,000 - 3269 Kulay Way, Edmonton

MLS® #E4443400

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Step into style and comfort in this MODERN, BETTER-THAN-NEW HOME located on a quiet PIE-SHAPED LOT in the highly sought-after community of KESWICK.

Thoughtfully designed for everyday living, this home offers space, warmth, and flexibility for families of all sizes. The main floor welcomes you with an open layout, a BUILT-IN FIREPLACE in the living room for cozy nights, a DEDICATED DEN, and a stunning kitchen with a GAS LINE, perfect for your dream range. You'll also love the WALK-THROUGH PANTRY that leads to a practical MUDROOM—ideal for busy mornings and extra storage. Upstairs features 3 SPACIOUS BEDROOMS, a bright BONUS ROOM, and a tranquil PRIMARY SUITE with a WALK-IN CLOSET and private ENSUITE. A SIDE ENTRANCE TO THE BASEMENT offers potential for future legal suite or additional family space. Enjoy the privacy and space your PIE LOT provides—perfect for outdoor living and entertaining.

Built in 2022

### Essential Information

MLS® # E4443400

Price \$575,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,889
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3269 Kulay Way
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B5

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Patio, Secured Parking, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Joey Moss School
Middle	S. Bruce Smith Junior High
High	Jasper Place High School

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	19
Zoning	Zone 56

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