

## \$649,900 - 2204 Kaufman Way, Edmonton

MLS® #E4428609

**\$649,900**

7 Bedroom, 4.00 Bathroom, 1,816 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Custom-Built Executive BI-LEVEL offers elegance and magnificent living spaces. Boasting 3 Kitchens, 3 Beds Up, 4 Bedrooms Down, 2 IN-LAW Suites. Built on a Large Lot with a Large Double Garage. Upon entry youâ€™re greeted by a Large Foyer, Soaring High Ceilings, Large living space with its warm Open Floor Plan which is imbued with tons of Natural Light. The Kitchen outstanding from every angle and showcases tasteful finishes such as Custom Cabinetry, Breakfast Bar, Stainless Steel Applianceâ€™s and a Pantry. The Open Concept Second Living Room is warmed by a Modern Stone with a gas fireplace. The Master retreat with high ceilings showcases a Luxurious 4 piece Ensuite, Tub, Shower and 2 Walk-In Closets. A SEPARATE Side Entrance along the side of the home offers an entry way into Two Separate In-Law Suites, each with their own kitchen, living rooms, 2 bedrooms per side. Upgrades: Shingles, Flooring, Kitchen, Bathrooms, Lighting, Paint and Trim. Quick access to 34th street, Whitemud and Henday to make commuting

Built in 1999

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428609  |
| Price  | \$649,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 1,816                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2204 Kaufman Way |
| Area        | Edmonton         |
| Subdivision | Kiniski Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 7E2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 29         |

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Listing information last updated on April 30th, 2025 at 9:47pm MDT