

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

MLS® #E4428609

**\$649,900**

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

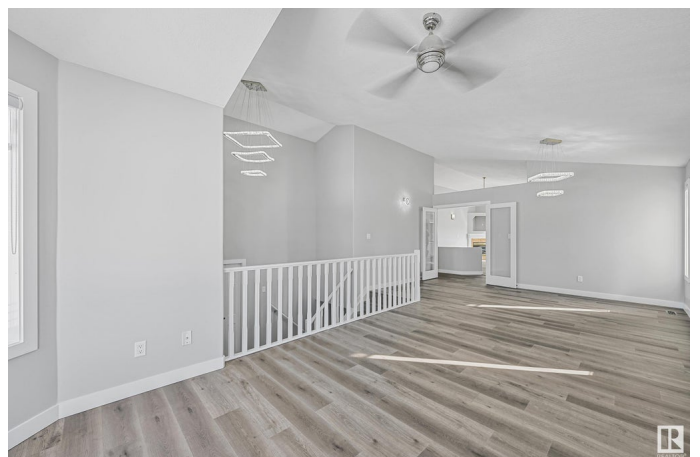
Kiniski Gardens, Edmonton, AB

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 3  
Zoning Zone 29

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Listing information last updated on April 4th, 2025 at 9:47pm MDT