

## **\$639,900 - 3474 Kulay Green Green, Edmonton**

MLS® #E4440267

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,245 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

**\*7 Things to Remember\*** 1. BETTER THAN NEW! Stylish CANTIRO BUILT Home with over 2,245 sqft, 3 beds+2.5 baths in Edmonton's South-after ONE AT KESWICK 2.OPEN CONCEPT LAYOUT featuring \*WALL TO WALL WINDOWS\*, soaring 9ft CEILINGS, LVP Flooring, UPGRADED GLASS RAILS and OPEN RISERSTAIRS - BRIGHT, MODERN and AIRY 3. Kitchen w GRANITE COUTERTOPS, S/S Appliances and beautifully finished TWO TONE CABINETS-Matt Blue Grey upper and WHITE lowers.+WALK THROUGH PANTRY. 4. Enjoy a 2-storey OPEN TO ABOVE ceiling in the Living area and REMOTE-controlled CUSTOM BLINDS throughout the home. 5 Master Includes WALK IN CLOSET, SPA-LIKE ENSUITE with Tiled Shower(to Ceiling) featuring a built-in NICHE and Freestanding Tub w HAND SHOWER. 6. Two more bedrooms, Full baths, a cozy BONUS ROOM and UPSTAIRS LAUNDRY with Premium SAMSUNG Steam Washer/Dryer Set 7. EXTRA Features\_ Central A/C,KINETICO WATER SYSTEM w SOFTENER, DECHLORINATOR & DRINKING WATER FILTER, LANDSCAPTED, FENCED, NEW DECK\*\*CLOSE TO K-9 School\*\*MOVE IN READY\*\*

Built in 2023



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440267               |
| Price          | \$639,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,245                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3474 Kulay Green Green |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 5J7                |

## Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Attached               |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

## Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 56        |

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Listing information last updated on June 16th, 2025 at 11:18am MDT