

## \$577,850 - 3317 Kulay Way, Edmonton

MLS® #E4456541

**\$577,850**

3 Bedroom, 2.50 Bathroom, 1,736 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

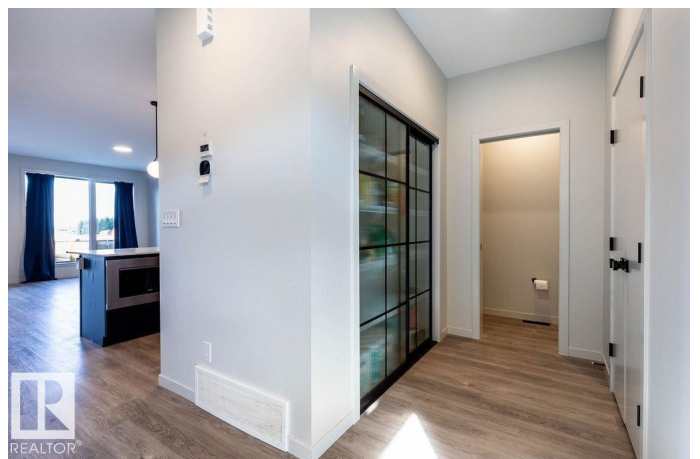
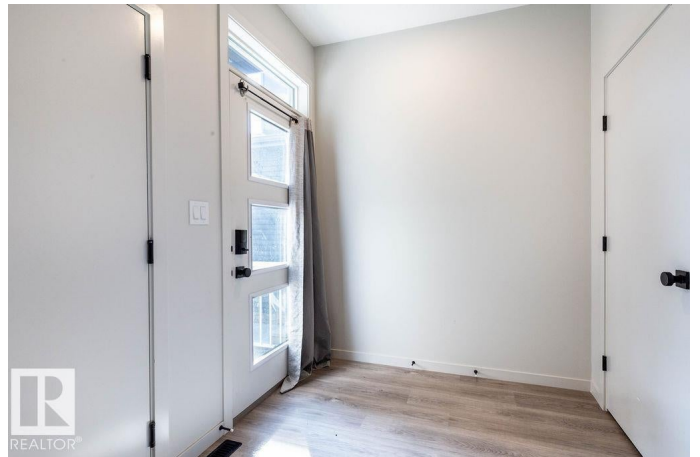
Welcome to this beautiful 3 bedroom home with a spacious bonus room, perfectly located in the sought-after community of Keswick. The main floor features an open concept design with a modern kitchen complete with stainless steel appliances, plenty of cabinetry, & a central island overlooking the dining & living areas. An electric fireplace with marble surround creates a warm & inviting focal point in the living room. Upstairs you'll find three bedrooms, a full main bath, & a large bonus room that's perfect for an office, playroom, or family movie nights. The primary offers a generous walk-in closet & a 4-piece ensuite with double sinks. The unfinished basement provides excellent potential for future development, while the double attached garage adds everyday practicality. With no backing neighbours, this home offers extra privacy & peace of mind. Located close to Joey Moss School, shopping, parks, and all amenities, this is a fantastic opportunity to own in one of Edmonton's most desirable neighbourhoods.

Built in 2023

### Essential Information

MLS® # E4456541

Price \$577,850



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,736                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3317 Kulay Way |
| Area        | Edmonton       |
| Subdivision | Keswick        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 5E7        |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                                                         |
| Parking        | Double Garage Attached                                                                                                    |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Marble Surround                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Joey Moss |
| Middle     | Joey Moss |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 56             |

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Listing information last updated on September 17th, 2025 at 1:17pm MDT