

## \$634,900 - 2218 Kaufman Way, Edmonton

MLS® #E4445581

**\$634,900**

6 Bedroom, 4.00 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this stunning, spacious home in a prime cul-de-sac location! This beautiful 6-bedroom, 4-bathroom property offers a versatile layout with extended driveway & two fully SEPARATE BASEMENT – perfect for extended family or rental potential. The main floor features 2 large bedrooms, including a master suite with an attached bathroom. The two basements include a 2-bedroom, 1-bathroom unit with its own kitchen, and a 1-bedroom, 1-bathroom unit for additional privacy and comfort. Recent upgrades include a brand-new roof (2023), fresh vinyl flooring throughout, and a fresh coat of paint, giving the home a modern and clean feel. Ideally located just minutes from shopping centers and with easy access to Whitemud Drive, this home provides convenience and comfort for all lifestyles. Don't miss out on this incredible opportunity!

Built in 1999

### Essential Information

MLS® #	E4445581
Price	\$634,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,839



Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2218 Kaufman Way
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7E2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Creek, Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 30th, 2025  
Days on Market        15  
Zoning                    Zone 29

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