

## \$875,000 - 7012 Kiviaq Crescent, Edmonton

MLS® #E4447310

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,878 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

This stunning residence seamlessly combines elegance and functionality across its expansive 2,878 sq.ft. The main level welcomes you with convenience and flexibility, leading you into an impressively spacious living area accentuated by an open-to-below space, fostering a warm and inviting atmosphere. The stylish kitchen stands as a testament to modern design, boasting dual-tone cabinets, elegant quartz countertops, and the added functionality of a separate spice kitchen. Ascending to the second floor, prepare to indulge in comfort and opulence. Two master bedrooms, each with its private ensuite, offer a blend of privacy and luxury unparalleled. Bedroom 3 and the bonus room share a common bathroom, ensuring convenience for all occupants. Moreover, convenience extends beyond the home's walls, with easy access to Anthony Henday. Home available for customizations until drywalled.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447310  |
| Price     | \$875,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,878                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7012 Kiviaq Crescent |
| Area        | Edmonton             |
| Subdivision | Keswick Area         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 5N6              |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached                           |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
|------------|-------------------------|

|        |                             |
|--------|-----------------------------|
| Middle | Joan Carr Catholic          |
| High   | Lillian Osborne High School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 56         |

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