

# \$799,000 - 7021 Kiviaq Crescent, Edmonton

MLS® #E4420686

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

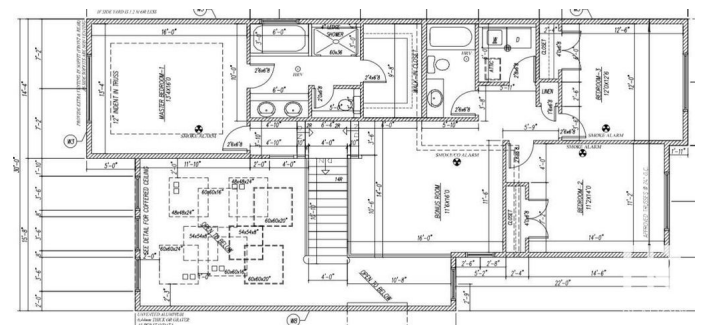
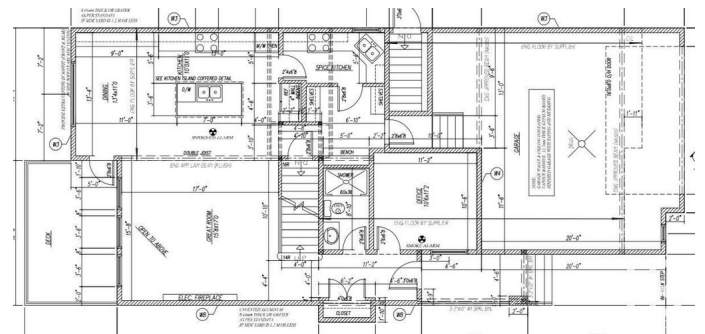
Welcome to your dream home in sought-after southwest Edmonton! This beautifully designed 2,300 sq ft family home sits on a 30-pocket rectangular lot. From the moment you step inside, youâ€™ll be captivated by the open-to-above layout, which spans the front entry and living room, filling the space with natural light and creating a grand, airy feel. The main floor is thoughtfully designed with convenience in mind, featuring a full bathroom and a main floor bedroom. The central staircase is an eye-catching feature that anchors the homeâ€™s modern design. A separate entrance to the basement provides added flexibility for future development or rental opportunities. On the upper level, the open bonus room overlooks the main floor, offering a unique space for family gatherings or a cozy retreat. The high-end finishes and modern layout throughout the home ensure it stands out from the rest. This home is truly the perfect combination of comfort, style, and functionalityâ€”ready to meet the needs of your growing family.

Built in 2024

## Essential Information

MLS® # E4420686

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,397                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7021 Kiviaq Crescent |
| Area        | Edmonton             |
| Subdivision | Keswick Area         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 5R3              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingles     |
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

Date Listed February 7th, 2025

Days on Market 57

Zoning Zone 56

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Listing information last updated on April 5th, 2025 at 6:32am MDT