# \$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

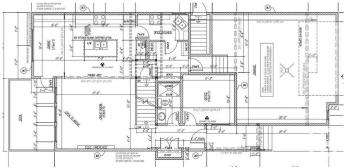
Welcome to your dream home in sought-after southwest Edmonton! This beautifully designed 2,300 sq ft family home sits on a 30-pocket rectangular lot. From the moment you step inside, you'II be captivated by the open-to-above layout, which spans the front entry and living room, filling the space with 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 home'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.

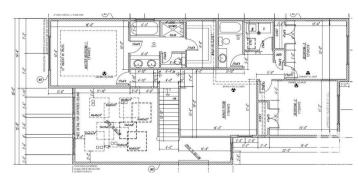
Built in 2024

#### **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 83

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 1:47am MDT