

## \$699,900 - 4707 Kinney Road, Edmonton

MLS® #E4431172

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

LOCATION! Welcome to Excel Homes NEW in sought after KESWICK - The POPULAR model Rosewood. With nearly 2300SF of living space BACKING ONTO the storm POND, upon entering your are greeted with 9 FT CEILING, LVP flooring, A main-floor bedroom and full bathroom. The main floor features an UPGRADED kitchen, complete with crown moulding, extended island, QUARTZ COUNTERS 42" upper cabinets & chimney hoodfan with a tiled backsplash, SS appl. built-in microwave w/trim kit & walk-through pantry. Spacious great room and dining nook. Step outside to the REAR DECK, with BEAUTIFUL POND VIEWS. Upstairs, BONUS ROOM, offering optimal privacy between the primary suite and the additional bedrooms. The upgraded ensuite features a soaker tub, a shower unit and a dual-sink vanity. Completing the 2nd floor are two additional BR, full bath, and laundry. EXTRA 2 FT WIDER GARAGE, GREEN BUILT, CENTRAL A/C, LANDSCAPING, BLINDS, LEGAL FEES/CLOSING COSTS INCLUDED & SEPARATE ENTRANCE for future 2 BEDROOM LEGAL SUITE rough in!

Built in 2025

### Essential Information

MLS® #

E4431172



|                |                        |
|----------------|------------------------|
| Price          | \$699,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,238                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4707 Kinney Road |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5P2          |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Ceiling 9 ft., Deck, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 133              |
| Zoning         | Zone 56          |

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Listing information last updated on August 27th, 2025 at 8:17pm MDT