

## \$819,000 - 7047 Kiviaq Crescent, Edmonton

MLS® #E4446154

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,513 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

A must see! Move in ready house in the community of Keswick! Over 2500 sqft home on a 28-pocket lot backing onto a walking trail. Wow factor starts when you enter the foyer with a distinguished feature wall. Main floor offers a full bed & a bath, an elegant kitchen with extended cabinetry, a spice kitchen, and an open to below layout with a sleek and stylish family room feature wall with fireplace. Several EXTRA windows in spaces including the master bedroom, great room and nook area. Large vanities in the communal bathrooms and a makeup vanity is provided in the ensuite. Also, there is a uniquely designed prayer Niche with chanel light in the bonus area. This house has more than fifty pot lights, which will provide you with a great deal of brightness at night. Upgraded gold light fixtures and plumbing fixtures throughout the house. Deck included. Don't pass up the chance to purchase this house in the gorgeous neighborhood of RIVERSTEAD AT KESWICK. Walking distance to Joey Moss school and major amenities.

Built in 2025

### Essential Information

MLS® # E4446154

Price \$819,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,513                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7047 Kiviaq Crescent |
| Area        | Edmonton             |
| Subdivision | Keswick Area         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 5R2              |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                                           |

### Interior

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

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Back Lane, Playground Nearby, Schools, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                61

Zoning                            Zone 56

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