

# \$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 \_\_\_\_ 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
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Middle	Joan Carr Catholic
High	Lillian Osborne High School

### **Additional Information**

Date Listed	July 11th, 2025
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Days on Market	1
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Zoning	Zone 56
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Listing information last updated on July 12th, 2025 at 10:48am MDT