

## \$629,900 - 7321 Chivers Crescent, Edmonton

MLS® #E4440362

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to 7321 CHIVERS CRES SW, a beautifully designed home in the peaceful Creekwood neighbourhood. This residence offers a perfect blend of relaxation and California casual vibes, making it both inviting and inspiring. Key Features: Prime Location: Set against a ravine in the front, backing onto a park, and neighbouring an acreage, this property provides unparalleled privacy and picturesque views, all while being close to urban conveniences. Sophisticated Interiors: Sunlit, open-plan living spaces with neutral palettes and large windows invite a seamless connection to the outdoors, creating an atmosphere of understated luxury and ease. Stunning Kitchen: The expansive kitchen, with white cabinetry and quartz countertops, exudes timeless elegance, effortlessly flowing into the living and dining areas for an inviting, airy ambiance. Tranquil Master Bedroom: The master bedroom, with its large windows.

Built in 2021

### Essential Information

MLS® # E4440362

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,088                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7321 Chivers Crescent |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4M1               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | See Remarks                         |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert, Mantel            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Backs Onto Park/Trees, Creek, Fenced, Landscaped, No Through Road, |

|              |                               |
|--------------|-------------------------------|
|              | Park/Reserve, Private Setting |
|              | Nearby, Ski Hill Nearby, See  |
| Roof         | Asphalt Shingles              |
| Construction | Wood, Brick, Vinyl            |
| Foundation   | Concrete Perimeter            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 55        |



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Listing information last updated on June 30th, 2025 at 12:02pm MDT