

Courtesy Of David Lofthaug Of Bode

## **\$734,895 - 7616 Kimiwan Crescent, Edmonton**

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MLS® #E4460518

**\$734,895**

4 Bedroom, 3.00 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

The Priya has a large walk-through mudroom and pantry, leading to the open-concept kitchen with an island that overlooks the dining area and stunning open-to-above great room. The main floor features a bedroom and full bathroom with a walk-in shower. The great room has large windows, allowing plenty of natural light into the home. Spindle railing throughout contributes to the large, open feel of the home. Upstairs you will find two secondary bedrooms, a full bathroom, a central bonus room and a spacious laundry room. Double doors lead into the large primary bedroom that features a stunning 5-piece ensuite with a soaker tub and a separate tiled shower, along with a large walk-in-closet. Soft close cabinet doors and drawers throughout, and 41"™ upper cabinets in the kitchen. Upgraded quartz countertops and melamine shelving throughout the home. Luxury Vinyl Plank flooring throughout the main floor and all bathrooms. Upgraded chandeliers in the stairwell and dinette. Photos are representative.



Built in 2025

### **Essential Information**

MLS® #                      E4460518

Price                         \$734,895

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,294                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7616 Kimiwan Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5N6               |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached                                                                                    |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | None                   |
| Heating           | Forced Air-1, Electric |
| Fireplace         | Yes                    |
| Fireplaces        | Insert                 |
| Stories           | 2                      |
| Has Basement      | Yes                    |
| Basement          | Full, Unfinished       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                 |
| Exterior Features | Golf Nearby, Level Land, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Hardie Board Siding         |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 56           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 14th, 2025 at 10:02am MDT