

# \$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 2,878 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
------------	-------------------------

Middle	Joan Carr Catholic
High	Lillian Osborne High School

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	20
Zoning	Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 12:02am MDT