

## **\$698,145 - 7612 Kimiwan Crescent, Edmonton**

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MLS® #E4458148

**\$698,145**

3 Bedroom, 2.50 Bathroom, 2,487 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

This home has a main floor office with a window and barn doors. The mudroom features a built-in bench complete with shelves and hooks for extra storage. Walk-through mudroom and pantry off the double car garage. Beautiful kitchen w/ a large island in the dining area and great room. Spindle railings contribute to the open feel of the home. Upstairs is the primary bedroom, a bonus room, two secondary bedrooms, a full bathroom, and a spacious laundry room. Located at the front of the house, the bonus room features a vaulted ceiling and large windows. Photos representative. Enter the primary bedroom and find 3 separate doorways, one for the spacious bedroom, one for the stunning 5-piece ensuite, and one for the large walk-in closet. 9â€™™ foundation creates a large, open feel in the basement. Soft close cabinet doors and drawers throughout, and 41â€™™ upper cabinets in the kitchen. Upgraded quartz countertops and melamine shelving throughout the home. Luxury Vinyl Plank flooring throughout the main floor.



Built in 2025

### **Essential Information**

MLS® #                      E4458148

Price                        \$698,145

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,487                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7612 Kimiwan Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5N6               |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### Interior

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

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                     |
| Exterior Features | Golf Nearby, 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    | September 17th, 2025 |
| Zoning         | Zone 56              |
| HOA Fees       | 200                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 17th, 2025 at 6:32pm MDT