

Courtesy Of Jeff D Jackson Of Bode

## **\$639,900 - 7221 Kiviaq Link, Edmonton**

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MLS® #E4424980

### **\$639,900**

3 Bedroom, 2.50 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Open kitchen features a large island with eating bar, 41" cabinets to the ceiling and huge walk through pantry. Soft close cabinet doors and drawers throughout. Spindle railing on the stairs and upper hall to create an open feel from main floor to upper level. 1 1/4" Quartz counter tops with under mount sinks in kitchen and bathrooms. Secondary entrance and 9â€™™ foundation for potential future development. Stainless-steel appliances, 32 cu. Ft. French door fridge with bottom pull out freezer and ice machine, electric range, chimney hood fan and a built-in dishwasher. 50" Linear LED electric fireplace with additional framing to allow for TV mounting above. Oversized Ensuite shower with tiled walls and fiberglass base. Large primary bedroom with separate walk-in closet. Energy Star rated windows, heat recovery ventilator, 96.5% efficient furnace, 80 gal hot water tank. Huge upstairs bonus room, second floor laundry for convenience . Mainfloor mudroom and coatroom. 5000k LED Potlights. Photos representative.



Built in 2025

### **Essential Information**

MLS® #                    E4424980

Price                        \$639,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,148                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7221 Kiviaq Link |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 1A5          |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Level Land, Park/Reserve, Playground Nearby, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 56          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 4th, 2025 at 11:02pm MDT