

Courtesy Of David Lofthaug Of Bode

## **\$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
Days on Market	1
Zoning	Zone 56
HOA Fees	200
HOA Fees Freq.	Annually

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