

## \$849,800 - 7663 Kimiwan Crescent, Edmonton

MLS® #E4462548

**\$849,800**

4 Bedroom, 3.00 Bathroom, 2,325 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

**\*\*KESWICK\*\*SOUTH EDMONTON\*\*SPICE KITCHEN\*\*REGULAR LOT\*\*SIDE ENTRY\*\*BACKING TO GREEN\*\*FULL PRIVACY\*\***Designed with clean lines and timeless elegance, this residence blends warmth and sophistication in every corner. The open-concept main floor welcomes you with airy ceilings, expansive windows that fill the space with natural light, a versatile den, and a thoughtfully designed spice kitchen. The rear open-to-above design adds a touch of grandeur, flowing seamlessly to a finished deck with durable surface – perfect for quiet evenings or lively gatherings. Upstairs, the primary suite offers a private retreat, uniquely connected through the laundry area, while additional bedrooms and a spacious bonus room provide comfort and flexibility for the entire family. A stunning blend of modern style and everyday functionality, crafted for inspired living. With its modern flow, bold architecture, and serene atmosphere, this home is more than a place to live – it's a statement of refined living and contemporary beauty.

Built in 2025

### Essential Information

MLS® # E4462548

Price \$849,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,325                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7663 Kimiwan Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5N6               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Attached               |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                16  
Zoning                              Zone 56  
HOA Fees                         350  
HOA Fees Freq.                Annually

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