

## \$574,900 - 7233 Kiviaq Link, Edmonton

MLS® #E4422790

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,994 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Modern smart home technology system (Smart Home Hub), Ecobee thermostat, video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Open kitchen features a large eating bar, cabinets to the ceiling. Spindle railing with straight metal spindles throughout the home. 50" Linear LED electric fireplace with additional framing to allow for TV mounting above. Energy efficient features include double pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank. Soft close cabinet doors and drawers throughout and 41' upper cabinets in the kitchen. Extra side windows for natural lighting. Quartz counter tops with under mount sinks. Walk through laundry. Photos are representative

Built in 2024

### Essential Information

MLS® #	E4422790
Price	\$574,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,994
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7233 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	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 23rd, 2025
Days on Market	66
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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 April 30th, 2025 at 5:32pm MDT