# \$587,895 - 7221 Kiviaq Link, Edmonton

MLS® #E4424980

## \$587,895

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 9' foundation for potential legal income suite. 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 oversized walk-in closet. Energy Star rated windows, heat recovery ventilator, 96.5% efficient furnace, 80 gal hot water tank. Huge upstairs bonusroom, second floor laundry for convenience. Mainfloor mudroom and coatroom. 5000k LED Potlights Photos representative.

Built in 2025

## **Essential Information**

MLS® # E4424980 Price \$587,895

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 None

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 97

Zoning Zone 56

HOA Fees 150

HOA Fees Freq. Annually

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