# \$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



#### **Essential Information**

MLS® # E4422790 Price \$574,900

Bedrooms 3

Bathrooms 2.50 Full Baths 2

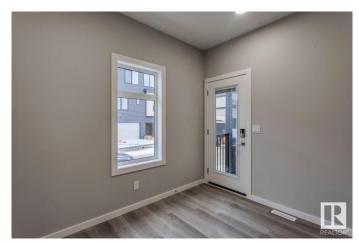
Half Baths 1

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 68

Zoning Zone 56

HOA Fees 150

HOA Fees Freq. Annually

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