

Courtesy Of Jeff D Jackson Of Bode

## **\$639,900 - 7221 Kiviaq Link, Edmonton**

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MLS® #E4424980

### **\$639,900**

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 9â€™™ foundation for potential future development. Stainless-steel appliances, 32 cu. Ft. French door fridge with bottom pull out freezer and ice machine, electric range, chimney hood fan and a built-in dishwasher. 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 walk-in closet. Energy Star rated windows, heat recovery ventilator, 96.5% efficient furnace, 80 gal hot water tank. Huge upstairs bonus room, second floor laundry for convenience . Mainfloor mudroom and coatroom. 5000k LED Potlights. Photos representative.



Built in 2025

### **Essential Information**

MLS® #                    E4424980

Price                        \$639,900

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	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
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	26
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 2:02pm MDT