

Courtesy Of David Lofthaug Of Bode

\$734,895 - 7616 Kimiwan Crescent, Edmonton

MLS® #E4460518

\$734,895

4 Bedroom, 3.00 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

The Priya has a large walk-through mudroom and pantry, leading to the open-concept kitchen with an island that overlooks the dining area and stunning open-to-above great room. The main floor features a bedroom and full bathroom with a walk-in shower. The great room has large windows, allowing plenty of natural light into the home. Spindle railing throughout contributes to the large, open feel of the home. Upstairs you will find two secondary bedrooms, a full bathroom, a central bonus room and a spacious laundry room. Double doors lead into the large primary bedroom that features a stunning 5-piece ensuite with a soaker tub and a separate tiled shower, along with a large walk-in-closet. Soft close cabinet doors and drawers throughout, and 41"™ upper cabinets in the kitchen. Upgraded quartz countertops and melamine shelving throughout the home. Luxury Vinyl Plank flooring throughout the main floor and all bathrooms. Upgraded chandeliers in the stairwell and dinette. Photos are representative.



Built in 2025

Essential Information

MLS® # E4460518

Price \$734,895

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,294
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7616 Kimiwan Crescent
Area	Edmonton
Subdivision	Keswick
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5N6

Amenities

Amenities	Ceiling 9 ft., Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Electric
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Golf Nearby, Level Land, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	8
Zoning	Zone 56
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on October 10th, 2025 at 1:32am MDT