

Courtesy Of Jeff D Jackson Of Bode

## \$609,900 - 7223 Kiviaq Link, Edmonton

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MLS® #E4417235

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,043 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

This home has a 9<sup>th</sup> main floor with an open to above great room which includes a 50<sup>lb</sup> linear electric fireplace. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice size island. Samsung Stainless Steel kitchen appliance package is included. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below. Large primary bedroom closet, separate from ensuite. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank. Modern smart home technology. Photos are representative.



Built in 2024

### Essential Information

MLS® #	E4417235
Price	\$609,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,043
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7223 Kiviaq Link
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5R2

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Refrigerator, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Level Land, Park/Reserve, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 7th, 2025  
Days on Market 65  
Zoning Zone 56

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Listing information last updated on March 12th, 2025 at 11:17pm MDT