

## \$999,000 - 6237 King Vista Vista, Edmonton

MLS® #E4431403

**\$999,000**

3 Bedroom, 2.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

3 time award winning builder of the year, Kanvi Homes presents The Ethos32 showhome! This innovative streetscape design is unparalleled to those in the surrounding neighbourhood.

The bright, oversized windows throughout floods the home in natural light in every space. The unique angle kitchen design is a standout focal in this home; framed in sleek black matte cabinetry, incredible black stainless appliances and a striking wood slat feature on the ceiling. The living room features an 100" Napoleon fireplace and raised ceiling heights. The den/office is located just off the central dining room and is conveniently equipped with built-in cabinet storage and floating shelves. Kanvi's signature staircase transports you to the second floor, where the raised bonus room provides an elevated depth to the overall floorplan design. The primary suite and the ensuite are separated by an captivating feature wall consisting of glass paneling to the ceiling and built-in floating night tables with charming light sconces.

Built in 2023

### Essential Information

MLS® # E4431403

Price \$999,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,404                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6237 King Vista Vista |
| Area        | Edmonton              |
| Subdivision | Keswick Area          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3Z8               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Carbon Monoxide Detectors, Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Appliances        | See Remarks                 |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2                           |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Stone, Vinyl                              |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt, Stone, Vinyl                              |

Foundation Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 14

Zoning Zone 56



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Listing information last updated on May 1st, 2025 at 7:02pm MDT