

## \$849,800 - 7663 Kimiwan Crescent, Edmonton

MLS® #E4462548

**\$849,800**

4 Bedroom, 3.00 Bathroom, 2,325 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

**\*\*KESWICK\*\*SOUTH EDMONTON\*\*SPICE KITCHEN\*\*REGULAR LOT\*\*SIDE ENTRY\*\*BACKING TO GREEN\*\*FULL PRIVACY\*\***Designed with clean lines and timeless elegance, this residence blends warmth and sophistication in every corner. The open-concept main floor welcomes you with airy ceilings, expansive windows that fill the space with natural light, a versatile den, and a thoughtfully designed spice kitchen. The rear open-to-above design adds a touch of grandeur, flowing seamlessly to a finished deck with durable surface – perfect for quiet evenings or lively gatherings. Upstairs, the primary suite offers a private retreat, uniquely connected through the laundry area, while additional bedrooms and a spacious bonus room provide comfort and flexibility for the entire family. A stunning blend of modern style and everyday functionality, crafted for inspired living. With its modern flow, bold architecture, and serene atmosphere, this home is more than a place to live – it's a statement of refined living and contemporary beauty.

Built in 2025

### Essential Information

MLS® # E4462548

Price \$849,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,325                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7663 Kimiwan Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5N6               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Attached               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | 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 | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                10  
Zoning                              Zone 56  
HOA Fees                         350  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 27th, 2025 at 7:32pm MDT