

Courtesy Of Jeff D Jackson Of Bode

## \$624,900 - 7221 Kiviaq Link, Edmonton

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MLS® #E4424980

### \$624,900

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 legal income suite. 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 oversized walk-in closet. Energy Star rated windows, heat recovery ventilator, 96.5% efficient furnace, 80 gal hot water tank. Huge upstairs bonusroom, second floor laundry for convenience . Mainfloor mudroom and coatroom. 5000k LED Potlights Photos representative.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424980  |
| Price      | \$624,900 |
| 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        | None                      |
| 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      39

Zoning                 Zone 56

HOA Fees             150

HOA Fees Freq.      Annually

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Listing information last updated on April 18th, 2025 at 4:17pm MDT