

Courtesy Of David Lofthaug Of Bode

## \$698,145 - 7614 Kimiwan Crescent, Edmonton

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MLS® #E4465000

**\$698,145**

4 Bedroom, 3.00 Bathroom, 2,448 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

The Remi includes a main floor bedroom and full bathroom with a tiled walk-in shower and an open-to-above foyer creating a grand entrance. A side entrance and 9â€™™ foundation makes this home ready for potential future development. The mudroom features a built-in bench with hooks for extra storage. Large walk-through pantry connecting to the kitchen. Beautiful kitchen with a large island overlooking the dining area and great room. Spindle railing throughout that contributes to the large, open feel of the home. Upstairs you will find the primary bedroom, a central bonus room, two secondary bedrooms, a full bathroom, 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 41â€™™ upper cabinets in the kitchen. Upgraded quartz countertops and melamine shelving throughout the home. Photos are representative.



Built in 2025

### Essential Information

MLS® #                      E4465000

Price                        \$698,145

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,448                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7614 Kimiwan Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5N6               |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, See Remarks |
| 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, 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    | November 5th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 56            |

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Listing information last updated on November 7th, 2025 at 1:02pm MST