

\$698,145 - 7612 Kimiwan Crescent, Edmonton

MLS® #E4458148

\$698,145

3 Bedroom, 2.50 Bathroom, 2,487 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

This home has a main floor office with a window and barn doors. The mudroom features a built-in bench complete with shelves and hooks for extra storage. Walk-through mudroom and pantry off the double car garage. Beautiful kitchen w/ a large island in the dining area and great room. Spindle railings contribute to the open feel of the home. Upstairs is the primary bedroom, a bonus room, two secondary bedrooms, a full bathroom, and a spacious laundry room. Located at the front of the house, the bonus room features a vaulted ceiling and large windows. Photos representative. Enter the primary bedroom and find 3 separate doorways, one for the spacious bedroom, one for the stunning 5-piece ensuite, and one for the large walk-in closet. 9'™ foundation creates a large, open feel in the basement. Soft close cabinet doors and drawers throughout, and 41'™ upper cabinets in the kitchen. Upgraded quartz countertops and melamine shelving throughout the home. Luxury Vinyl Plank flooring throughout the main floor.



Built in 2025

Essential Information

MLS® # E4458148

Price \$698,145

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,487
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7612 Kimiwan Crescent
Area	Edmonton
Subdivision	Keswick
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5N6

Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home, 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, 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	September 17th, 2025
Zoning	Zone 56
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on September 17th, 2025 at 8:32pm MDT