

Courtesy Of David Lofthaug Of Bode

## \$713,895 - 7610 Kimiwan Crescent, Edmonton

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MLS® #E4460076

**\$713,895**

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. Side entrance and 9â€™™ foundation makes this home ready for future development. The mudroom features a built-in bench complete with shelves and 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® # E4460076

Price \$713,895

|                |                        |
|----------------|------------------------|
| 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     | 7610 Kimiwan Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5N6               |

### **Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Smart/Program. Thermostat, 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, Fiber Cement, Stone                                                |
| Exterior Features | Golf Nearby, Level Land, Public Transportation, Schools, Shopping Nearby |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingles          |
| Construction | Wood, Fiber Cement, Stone |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 56              |
| HOA Fees       | 200                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 4th, 2025 at 7:02am MDT