

Courtesy Of Jeff D Jackson Of Bode

## \$699,900 - 7210 Kiviaq Link, Edmonton

---

MLS® #E4417856

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

The Priya by Bedrock Homes features an open to above floorplan in the great room. Dining, kitchen area, all under 9-foot ceilings. On the main floor, a convenient den/office. The kitchen is a masterpiece of modern design, featuring 41" upper cabinets reaching up to the ceiling. Upgraded spindle railing on both the main and second floors enhances the interior's appeal and provides optimal lighting, creating a spacious and welcoming atmosphere. The great room is the heart of the home, featuring a 50" linear Electric fire and ice linear fireplace with timer and color control, adding warmth and style to your living space. 5-piece ensuite with soaker tub and dual sinks in vanity. Triple pane windows throughout the home including the 3 windows in the basement. Embrace the future with the modern smart home technology package, which includes a Smart Home module, Smart thermostat, Smart video doorbell, and Smart front door lock. Photos are representative.



Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4417856  |
| Price     | \$699,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,297                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7210 Kiviaq Link |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5R3          |

### **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, Stone, Vinyl   |
| Exterior Features | Level Land, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            January 13th, 2025

Days on Market      82

Zoning                 Zone 56

HOA Fees              150

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 April 5th, 2025 at 1:47pm MDT