

# \$749,000 - 7224 Kiviaq Link, Edmonton

MLS® #E4443718

**\$749,000**

4 Bedroom, 2.50 Bathroom, 2,379 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Move-In Ready Family Home in SW Edmonton! This spacious home is perfectly located in a family-friendly southwest community, sitting on a 28-pocket, east-facing lot. The main floor features a den, spice kitchen, built-in appliances, and a stunning open-to-above layout. Enjoy the outdoors with a completed deck and take advantage of the separate side entry for future development. Upstairs offers a well-designed primary suite, three additional bedrooms, and a bonus room—ideal for growing families. Fully complete and ready for quick possession—don't miss this incredible opportunity!

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4443718      |
| Price          | \$749,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,379         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7224 Kiviaq Link |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5R3          |

### Amenities

|           |                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 21st, 2025 |
|-------------|-----------------|

Days on Market 45

Zoning Zone 56

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Listing information last updated on August 5th, 2025 at 1:18pm MDT