

## **\$729,900 - 4707 Kinney Road, Edmonton**

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MLS® #E4431172

**\$729,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

**LOCATION!** Welcome to Excel Homes NEW in sought after KESWICK - partial WALKOUT The Rosewood. With nearly 2300SF of living space BACKING ONTO the storm POND, upon entering your are greeted with 9 FT CEILING, LVP flooring, A main-floor bedroom and full bathroom. The main floor features an UPGRADED kitchen, complete with crown moulding, an extended island, QUARTZ COUNTERS 42" chimney hood fan with a tiled backsplash, SS appliances built-in microwave with trim kit & walk-through pantry. There's a spacious great room and dining nook. Step outside to the REAR DECK, with BEAUTIFUL POND VIEWS. Upstairs, the central bonus room acts as a natural divider, offering optimal privacy between the primary suite and the additional bedrooms. The upgraded ensuite features a soaker tub, a shower unit and a dual-sink vanity. Completing the 2nd floor are two additional BR, full bath, and laundry. EXTRA 2 FT WIDER GARAGE, GREEN BUILT w/HRV, Ecobee thermostat, & more. SEPARATE ENTRANCE for future 2 BEDROOM LEGAL SUITE rough in.



Built in 2025

### **Essential Information**

MLS® #                      E4431172

Price                         \$729,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,238
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4707 Kinney Road
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5P2

### Amenities

Amenities	Ceiling 9 ft., Deck, Insulation, Green Building, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G, Refrigerator, Stove-Electric, V
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles



Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 56

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Listing information last updated on April 19th, 2025 at 8:17am MDT