

## **\$699,900 - 4707 Kinney Road, Edmonton**

MLS® #E4431172

**\$699,900**

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 - The POPULAR model 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, extended island, QUARTZ COUNTERS 42" upper cabinets & chimney hoodfan with a tiled backsplash, SS appl. built-in microwave w/trim kit & walk-through pantry. Spacious great room and dining nook. Step outside to the REAR DECK, with BEAUTIFUL POND VIEWS. Upstairs, BONUS ROOM, 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, CENTRAL A/C, LANDSCAPING, BLINDS, LEGAL FEES/CLOSING COSTS INCLUDED & SEPARATE ENTRANCE for future 2 BEDROOM LEGAL SUITE rough in!

Built in 2025

### **Essential Information**

MLS® #

E4431172



Price	\$699,900
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-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	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	142
Zoning	Zone 56

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Listing information last updated on September 5th, 2025 at 4:32pm MDT