

## \$619,900 - 5270 Kimball Crescent, Edmonton

MLS® #E4446013

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,016 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Located on a quiet crescent in Keswick, this stylish 2 storey home is sure to impress! The main floor welcomes you with a nice entrance, new vinyl plank floors and hosts a front den, perfect for working from home! The open concept main living space has soaring 2 storey ceilings in the living room w/ tiled electric fireplace feature wall, large dining space & a beautiful white kitchen w/ gas stove, central island & a walk-through pantry. The pantry leads you to the mudroom w/ built in bench w/ access to your double garage. Upstairs you will find a central bonus room, the laundry pair, a 3 pce main bathroom, and 3 good sized bedrooms incl. the Primary Suite w/ stunning 5 pce ensuite & walk-in closet. The basement is unspoiled, but features a separate entrance w/ poured concrete sidewalk to the side door. The backyard is fully landscaped w/ a 2 tiered deck, and fully fenced for your convenience. Great SW Edmonton location, close to all amenities and new developments, with prime Anthony Henday access.

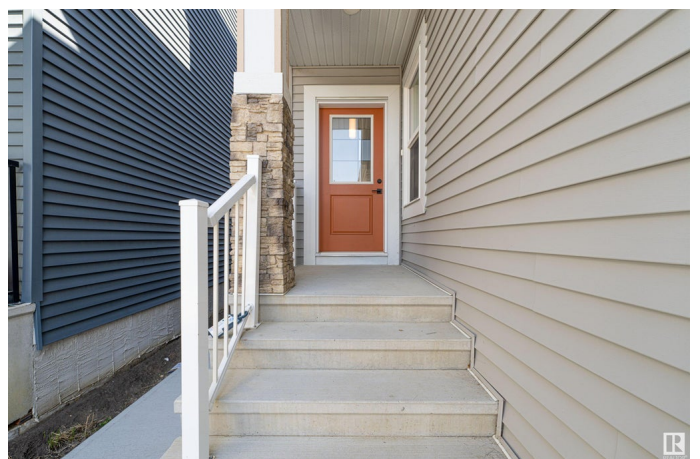
Built in 2021

### Essential Information

MLS® # E4446013

Price \$619,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,016                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5270 Kimball Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick Area          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4Z3               |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                             |
| Parking        | Double Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                  |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 56        |

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Listing information last updated on August 21st, 2025 at 6:02am MDT