

# \$619,900 - 5272 Kimball Crescent, Edmonton

MLS® #E4430398

**\$619,900**

3 Bedroom, 2.50 Bathroom, 1,942 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Beautiful open concept 1940 sqft home with glamorous open to below livingroom! Engineered hardwood floors and modern finishings throughout. The large kitchen features plenty of cabinet space, custom tile backsplash, and a large pantry. The main floor also offers a two piece bathroom and a den that can be utilized as an office space to fit your needs. The upper floor features a laundry room, four piece bathroom, and three large bedrooms. The gorgeous master ensuite is complete with a 5 piece bathroom with his and hers sinks, and a large walk in closet for ample storage. The home comes with a Separate Side Entrance & 9ft basement for a future legal suite. The fenced & landscaped yard features a huge composite deck ready for summer gatherings. Steps away from new K-9 school (Joey Moss)

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430398  |
| Price          | \$619,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,942     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5272 Kimball Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick Area          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3B4               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Wtr Tank-Energy Star, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Brick, Vinyl, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025  
Days on Market 17  
Zoning Zone 56

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Listing information last updated on April 28th, 2025 at 5:47am MDT