

## \$476,800 - 7460 Klapstein Crescent, Edmonton

MLS® #E4441242

**\$476,800**

3 Bedroom, 2.50 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

\* Welcome to the Metro Aspire 18 from award winning CANTIRO HOMES! This stylish home is a 1273 sq ft rear-lane single family home featuring 3 beds and 2.5 baths thoughtfully designed for modern living. \* With an OPEN CONCEPT main floor that flows seamlessly from front to back, this home includes a spacious front entry with bench and storage, a LARGE WALK IN PANTRY, BUILT IN MEDIA NICHE, and a convenient Side-by-Side upstairs Laundry. The oversized primary suite offers a naturally lit WALK IN CLOSET and relaxing ensuite, while 2 additional bedrooms provide space for family or guests. Additional highlights include a functional mudroom, large closets throughout, and valuable upgrades such as 9â€™™ BASEMENT foundation and SEPARATE SIDE ENTRY, Groundworks/rough ins â€™€“ offering ease for future development of a Legal Basement Suite, ideal for rental income or multi-generational living. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4441242

Price \$476,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7460 Klapstein Crescent
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5N5

### Amenities

Amenities	See Remarks, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	55
Zoning	Zone 56
HOA Fees	200
HOA Fees Freq.	Annually

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