

## \$999,000 - 6237 King Vista Vista, Edmonton

MLS® #E4431403

**\$999,000**

3 Bedroom, 2.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

3 time award winning builder of the year, Kanvi Homes presents The Ethos32 showhome! This innovative streetscape design is unparalleled to those in the surrounding neighbourhood.

The bright, oversized windows throughout floods the home in natural light in every space. The unique angle kitchen design is a standout focal in this home; framed in sleek black matte cabinetry, incredible black stainless appliances and a striking wood slat feature on the ceiling. The living room features an 100" Napoleon fireplace and raised ceiling heights. The den/office is located just off the central dining room and is conveniently equipped with built-in cabinet storage and floating shelves. Kanvi's signature staircase transports you to the second floor, where the raised bonus room provides and elevated depth to the overall floorplan design. The primary suite and the ensuite are separated by an captivating feature wall consisting of glass paneling to the ceiling and built-in floating night tables with charming light sconces.

Built in 2023

### Essential Information

MLS® # E4431403

Price \$999,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,404
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6237 King Vista Vista
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Z8

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Closet Organizers, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl

Foundation      Concrete Perimeter

### **Additional Information**

Date Listed      April 17th, 2025

Days on Market      15

Zoning      Zone 56



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:17pm MDT