

## \$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, 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 9'™ BASEMENT foundation and SEPARATE SIDE ENTRY, Groundworks/rough ins 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                 |
| 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 | 140            |
| Zoning         | Zone 56        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on October 26th, 2025 at 11:02am MDT