

# \$1,269,273 - 6703 Knox Court, Edmonton

MLS® #E4424715

**\$1,269,273**

4 Bedroom, 4.00 Bathroom, 3,129 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Award winning builder of the year, Kanvi Homes presents The Hybrid32. Set in the family oriented Arbours Estates, this 3,129 sf. residence is designed for luxury, comfort, and modern living. Featuring 4 bedrooms, 4 bathrooms, and a triple garage, it's perfect for families, entertainers, and professionals. The home's grand 19 ft foyer makes an unforgettable first impression, leading to an expansive living area with a 72 inch Napoleon fireplace and a striking black feature wall. The matte black chef's kitchen is a showstopper, with quartz countertops, a fashionista island, and black stainless Samsung appliances. A walk-through pantry with custom shelving adds practical elegance. Upstairs, a dramatic catwalk connects the primary suite and bonus room. The primary bedroom offers a spa-like retreat with a 60 inch fireplace, freestanding tub, and walk-in shower. Photos are representative.



Built in 2025

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4424715    |
| Price    | \$1,269,273 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,129                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6703 Knox Court |
| Area        | Edmonton        |
| Subdivision | Keswick Area    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4Z9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas Stove Hookup |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert, See Remarks       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco, Vinyl                                    |
| Exterior Features | Corner Lot, No Back Lane, No Through Road, Playground Nearby, |

|              |  |
|--------------|--|
|              | Schools, Shopping Nearby, Partially Fenced |
| Roof         | Asphalt Shingles                           |
| Construction | Wood, Stone, Stucco, Vinyl                 |
| Foundation   | Concrete Perimeter                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 56         |

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Listing information last updated on April 18th, 2025 at 2:17am MDT