

## **\$577,395 - 7395 Klapstein Crescent, Edmonton**

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MLS® #E4438971

**\$577,395**

3 Bedroom, 2.50 Bathroom, 1,994 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Everything about the Ruby is spacious! Walk through the foyer or large mudroom and into the large open great room and watch how it flows to your corner kitchen and dining area. Includes SAMSUNG Stainless Steel kitchen appliance package, 32 cu ft french door refrigerator, flat top electric range, high-efficient dishwasher and 400 cfm chimney hoodfan. Complete with a side entrance and 9' foundation . Enjoy the view of your backyard as you wash the dishes and walk right through to the deck from your dining room. Upstairs, you'll find secondary bedrooms at the front of the house, a bonus room, and a large primary bedroom towards the back of the home. Your primary bedroom includes a three-piece ensuite with a water closet. Through your ensuite you will discover a large walk-in closet that leads directly into your upstairs laundry room. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient. Photos are representative.



Built in 2025

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4438971  |
| Price    | \$577,395 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,994                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7395 Klapstein Crescent |
| Area        | Edmonton                |
| Subdivision | Keswick Area            |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 5N5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 56        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 7th, 2025 at 8:47pm MDT