

# \$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	31
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 April 7th, 2025 at 5:47pm MDT