

## \$614,999 - 7321 Chivers Crescent, Edmonton

MLS® #E4440362

**\$614,999**

3 Bedroom, 2.50 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to 7321 CHIVERS CRES SW, a beautifully designed home in the peaceful Creekwood neighbourhood. This residence offers a perfect blend of relaxation and California casual vibes, making it both inviting and inspiring. Key Features: Prime Location: Set against a ravine in the front, backing onto a park, and neighbouring an acreage, this property provides unparalleled privacy and picturesque views, all while being close to urban conveniences. Sophisticated Interiors: Sunlit, open-plan living spaces with neutral palettes and large windows invite a seamless connection to the outdoors, creating an atmosphere of understated luxury and ease. Stunning Kitchen: The expansive kitchen, with white cabinetry and quartz countertops, exudes timeless elegance, effortlessly flowing into the living and dining areas for an inviting, airy ambiance. Tranquil Master Bedroom: The master bedroom, with its large windows.

Built in 2021

### Essential Information

MLS® # E4440362

Price \$614,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7321 Chivers Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M1

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached, See Remarks
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features    Backs Onto Park/Trees, Cree  
Park/Reserve, Private Setting  
Nearby, Ski Hill Nearby, See  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Vinyl  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            June 3rd, 2025  
Days on Market       48  
Zoning                  Zone 55

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 July 21st, 2025 at 12:47pm MDT