

## \$969,500 - 2227 Kelly Crescent, Edmonton

MLS® #E4436033

**\$969,500**

4 Bedroom, 3.50 Bathroom, 2,420 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

WOW - what a home! Impeccably maintained and built by Kanvi Homes, this modern 2-storey in One at Keswick Premier shows like a brand-new show home. Offering over 3,000 sq. ft. of living space, 4 bedrooms, and 4 bathrooms, this home blends luxury, function, and style. The open-concept main floor features panoramic windows that fill the space with natural light and overlook the low-maintenance, south-facing backyard. The chef's kitchen includes a large island, quartz countertops, modern cabinetry, and high-end stainless steel appliances. The living room centres around a striking 100" linear electric fireplace. Enjoy year-round comfort with central A/C. The backyard offers premium turf, a composite deck, and a 6-person hot tub—perfect for relaxing or entertaining. Bonus: an oversized garage that fits a pickup truck. Upstairs, a spacious bonus room, second fireplace, and a luxurious primary suite with 5-pc ensuite and walk-through closet to laundry. A must see with thoughtful design!

Built in 2018

### Essential Information

MLS® # E4436033

Price \$969,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,420                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2227 Kelly Crescent |
| Area        | Edmonton            |
| Subdivision | Keswick Area        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3R8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Gazebo, Hot Tub, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding   |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, Stream/Pond |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Stone, Hardie Board Siding      |
| Foundation   | Concrete Perimeter                    |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Joey Moss, Joan Carr |
| Middle     | S Bruce Smith        |
| High       | Jasper Place         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 56        |

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Listing information last updated on May 13th, 2025 at 9:02am MDT