

## \$489,888 - 8234 Kiriak Loop, Edmonton

MLS® #E4456684

**\$489,888**

3 Bedroom, 2.50 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

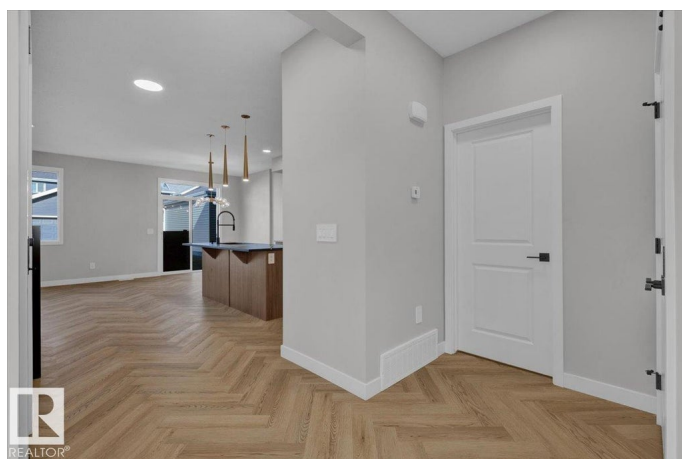
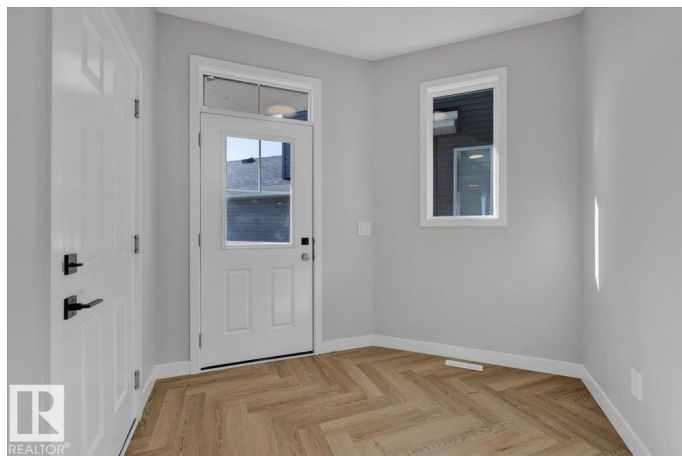
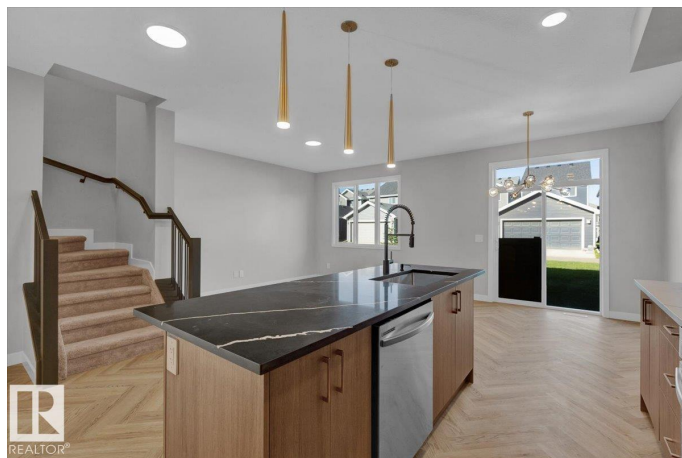
Keswick, Edmonton, AB

Stunning QUICK POSSESSION half duplex in the desirable Keswick community. Features a double attached garage, separate side door entrance and legal suite rough-ins for future development. Enter the home to a spacious foyer and open concept main floor. Kitchen features 3cm quartz light countertops, chic 39" cabinets and water line to fridge. Upstairs find laundry, main bath, flex space and three bedrooms. Primary suite has a walk-in closet and 5pc en-suite with double sinks. \$3K appliance allowance and front+back landscaping included. Photos from a previous build & may differ; interior colors are NOT represented, upgrades may vary, appliances not included. HOA TBD

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456684  |
| Price          | \$489,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,581     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8234 Kiriak Loop |
| Area        | Edmonton         |
| Subdivision | Keswick          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5S2          |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 56             |
| HOA Fees       | 1                   |

HOA Fees Freq.     Annually

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Listing information last updated on October 19th, 2025 at 10:02am MDT