# \$609,888 - 8213 Kiriak Loop, Edmonton

MLS® #E4447586

#### \$609,888

3 Bedroom, 2.50 Bathroom, 2,104 sqft Single Family on 0.00 Acres

Keswick, Edmonton, AB

QUICK POSSESSION available! Welcome home to Keswick, where parks, ponds, and trails are just steps away. This beautifully designed single-family home features a double attached garage, separate side entrance, and basement rough-ins for future potential. Inside, 9' ceilings and an open layout create a bright, airy feel. The main floor includes a spacious foyer, enclosed den, pocket office, and a stylish kitchen with two-toned quartz countertops, 42" wood-toned cabinets, chimney hood fan, walk-through pantry, water line to fridge, and a \$3,000 appliance allowance. Upstairs offers a central bonus room, laundry, and three bedrooms, including a primary suite with walk-in closet and 5pc ensuite featuring double sinks, soaker tub, and walk-in shower. Photos of previous build & may differ, interior colours/upgrades are not represented. HOA TBD.

Built in 2025

#### **Essential Information**

MLS® # E4447586 Price \$609,888

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 2,104
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8213 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, Hood Fan, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Not Fenced, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

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

### **Additional Information**

Date Listed July 14th, 2025

Days on Market 113

Zoning Zone 56

HOA Fees 135

HOA Fees Freq. Annually

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