

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$644,888 - 8215 Kiriak Loop, Edmonton

MLS® #E4426641

**\$644,888**

4 Bedroom, 2.50 Bathroom, 2,208 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Stylish and functional, this double-attached garage home in Keswick offers a separate side entrance and basement rough-ins for future investment potential. The main floor features a versatile den, perfect as a dining room or home office. The open-concept layout flows seamlessly, with 9' ceilings throughout. The kitchen shines with quartz countertops, 42" cabinetry, a water line to the fridge, and a spacious walk-through pantry leading to the mudroom. Upstairs, enjoy four bedrooms, a bonus room, and a convenient laundry room. The master suite is a private retreat with a walk-in closet and spa-inspired 4pc ensuite, featuring a relaxing soaker tub. Photos of previous build, interior colours are represented. Under construction with tentative completion of August. \$3,000 appliance allowance and rough grading incl HOA TBD

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426641  |
| Price          | \$644,888 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,208     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8215 Kiriak Loop |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| 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, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 17               |

|                |          |
|----------------|----------|
| Zoning         | Zone 56  |
| HOA Fees       | 1        |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 6th, 2025 at 8:32pm MDT