

## \$554,400 - 8207 Kiriak Loop, Edmonton

MLS® #E4424327

**\$554,400**

3 Bedroom, 2.50 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

**QUICK POSSESSION TURN KEY!!** Located in the desirable community of Keswick with a **SIDE ENTRANCE**. Close to ponds, walking trails and playgrounds it's easy to enjoy outdoors close to your home! Enter into the welcoming foyer and into the open concept home with 9' ceilings & modern finishes. The kitchen is the highlight with rich wood toned 42" cabinets, water line to fridge, two-toned 3m quartz countertops, corner pantry. Upstairs you have laundry, bonus room and 3 bedrooms including an owners retreat with large walk-in closet and 5pc ensuite with double sinks and soaker tub. Basement has rough-ins for a future legal suite. Rough grading included. Photos from a previous build & may differ.; interior colors are not represented, upgrades may vary, Appliances included (countertop microwave included). HOA TBD

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424327  |
| Price      | \$554,400 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,657                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8207 Kiriak Loop |
| Area        | Edmonton         |
| Subdivision | Keswick          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5S2          |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Ceiling 9 ft., See Remarks |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |
| Is Waterfront  | Yes                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, 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 |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 210             |
| Zoning         | Zone 56         |
| HOA Fees       | 1               |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 2nd, 2025 at 1:32pm MDT