

# \$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     117  
Zoning                Zone 56  
HOA Fees            135  
HOA Fees Freq.    Annually

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