

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	20

Zoning	Zone 56
HOA Fees	1
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 9:17pm MDT