

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$574,888 - 8207 Kiriak Loop, Edmonton

MLS® #E4424327

**\$574,888**

3 Bedroom, 2.50 Bathroom, 1,657 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Located in the desirable community of Keswick with a SIDE ENTRANCE, this home embodies modern living. Close to ponds, walking trails and playgrounds its easy to enjoy outdoors close to your home! Enter into the welcoming foyer and into the open concept home with 9' ceilings and modern finished. The kitchen is the highlight with rich wood toned 42" cabinets, water line to fridge, two-toned 3m quartz countertops, corner pantry and \$3,000 appliance allowance. Upstairs you have laundry, bonus room and 3 bedrooms including a 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. Under construction, tentative completion August. Photos of previous build, interior colors are NOT represented. HOA TBD

Built in 2025

## Essential Information

MLS® #	E4424327
Price	\$574,888
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 Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5S2

### **Amenities**

Amenities	Ceiling 9 ft., See Remarks
Parking Spaces	4
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
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
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Days on Market	8
Zoning	Zone 56
HOA Fees	1
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 8:02am MDT