

# \$514,888 - 8224 Kiriak Loop, Edmonton

MLS® #E4421219

**\$514,888**

3 Bedroom, 2.50 Bathroom, 1,565 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

This inviting home in Keswick offers a double attached garage and a separate side entrance. Upon entry, a spacious foyer leads into an open-concept layout, featuring a sleek kitchen with light wood-tone cabinets, 3cm quartz countertops, and modern finishes. The kitchen is equipped with a water line to the fridge, plus a \$3,000 appliance allowance to tailor the space to your preferences. Upstairs, you'll find a central laundry, a versatile flex space, a 4-piece main bath, and three bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite with double sinks. Front and back landscaping included, plus basement rough-ins completed for future development. Under construction with an expected completion end of August - early September. Photos are from a previous build, with interior colors for reference. HOA details are to be determined.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4421219  |
| Price      | \$514,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,565         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8224 Kiriak Loop |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4R4          |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, 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 | February 12th, 2025 |
|-------------|---------------------|

Days on Market     79  
Zoning                Zone 56  
HOA Fees             1  
HOA Fees Freq.     Annually

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