

# **\$775,000 - 3625 Keswick Boulevard, Edmonton**

MLS® #E4451918

## **\$775,000**

6 Bedroom, 4.00 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Upgraded, contemporary home in prestigious Keswick on The River w/ 2,900sf total living! MAIN FLOOR boasts BDRM/den & 4pc BTHRM (perfect for extended family). Open concept living rm w/ feature electric fireplace, spacious dining nook & elegant kitchen w/ full-height cabinetry, massive quartz island, stainless steel appliances (new hoodfan & d/w) & spacious pantry. Upstairs find a bright bonus room w/ lrg windows. Primary retreat has partial park views (same w/ bonus rm), generous sized walk-in closet & 5pc spa ensuite. 2 addtl bedrms, 4pc bathrm & walk-in laundry rm complete 2nd level. Permitted basement provides addtl living space, 2 ADDTL BEDROOMS & 4th full bathrm. Turn-key-ready resale vs new construction: professional landscaping, composite deck w/ pergola, sleek window coverings, efficient mechanical & finished basement! Great schools, grocery, retail, restaurants, medical, gyms within the immediate area. Trails & parks throughout the community (Playground 3 doors down). Perfect family home!

Built in 2017

## **Essential Information**

MLS® # E4451918

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,232                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3625 Keswick Boulevard |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3S5                |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, HRV System |
| Parking   | Double Garage Attached, Over Sized            |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Insert                                                                                                                                      |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | JoeyMoss/JoanCarr          |
| Middle     | JoeyMoss/JoanCarr          |
| High       | LillianOsborne/FMMcCaffery |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 56          |
| HOA Fees       | 350              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 15th, 2025 at 12:32am MDT