

# \$489,888 - 8244 Kiriak Loop, Edmonton

MLS® #E4461670

**\$489,888**

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

Keswick, Edmonton, AB

Stunning half duplex in the desirable Keswick community. Features a double attached garage, separate side door entrance and legal suite rough-ins for future development. Enter the home to a spacious foyer and open concept main floor. Kitchen features 3cm quartz dual toned countertops, timeless 39" cabinets and water line to fridge. In the upper floor you will find convenient laundry, main bath, cozy flex space and three bedrooms. Spacious Primary suite has a walk- in closet and 5pc en-suite with sink/tub combo and double sinks. \$3K appliance allowance and front+back landscaping included. Photos from a previous build & may differ; interior colors are represented, upgrades may vary, appliances not included. HOA TBD. Under Construction - tentative completion January 2026

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461670  |
| Price          | \$489,888 |
| 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     | 8244 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, 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, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 22                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 56  |
| HOA Fees       | 135      |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 1st, 2025 at 5:47pm MDT