

# **\$790,000 - 3625 Keswick Boulevard, Edmonton**

MLS® #E4438128

**\$790,000**

6 Bedroom, 4.00 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Upgraded, contemporary, turn-key home in prestigious Keswick on The River w/ 2,250sf AG! Main floor boasts bedrm/den & 4pc bathrm (perfect for extended family). Open concept living rm w/ feature electric fireplace, spacious dining nook & elegant kitchen boasting 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 (like bonus rm) & generous sized walk-in closet & 5pc spa ensuite. 2 addtl bedrms, 4pc bathrm & walk-in laundry rm complete this level. Permitted basement provides addtl living space, 2 more bedrms & a 4th full bathrm. 2,900sf total living space w/ no work: professional landscaping, comp deck w/ pergola, sleek window coverings, efficient mechanical & finished basement! Great school, grocery, retail, restaurants, medical, gyms within the immediate area. Trails & parks throughout the community (Keswick Playground 3 doors down). Perfect family home!

Built in 2017

## **Essential Information**

MLS® # E4438128

Price \$790,000



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	May 23rd, 2025
Days on Market	73
Zoning	Zone 56
HOA Fees	350
HOA Fees Freq.	Annually

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