

## \$739,000 - 3609 Keswick Boulevard, Edmonton

MLS® #E4424634

**\$739,000**

4 Bedroom, 3.50 Bathroom, 2,341 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Don't miss out on this great value oriented property located in the premium section of the Keswick Area of Keswick on the River! One of the earlier development of this section guaranteed lower density, wider public road access, and more reasonable spaces between adjacent neighbors! This well maintained home was custom built by Kimberly Homes in 2016, therefore, structural warranty backed by Alberta New Home Warranty Program is still valid. Central Air Conditioner, full width maintenance free deck with aluminum railing and glass inserts, full house water softener and alarm system provide additional values and peace of mind to future owner(s) of this home! Custom designed floor plan by current owner with heavy focuses on family functions, by allocating different spaces in this house to be utilized by different family members in their day to day living. Near 480 SQ.FT of finished basement rec room provides unlimited potentials for additional family fun and imaginations!

Built in 2016

### Essential Information

MLS® # E4424634

Price \$739,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,341                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3609 Keswick Boulevard |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3S5                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks, HRV System |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

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

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Joey Moss School    |
| Middle     | Joey Moss School    |
| High       | Harry Ainlay School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 56         |
| HOA Fees       | 367.5           |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 27th, 2025 at 4:32am MDT