

# \$499,888 - 8236 Kiriak Loop, Edmonton

MLS® #E4455006

## \$499,888

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

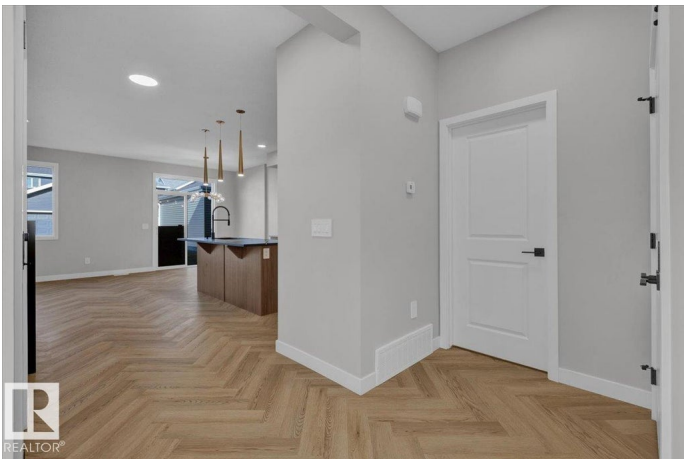
Keswick Area, Edmonton, AB

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 light countertops, light wood toned 39" cabinets and water line to fridge. Upstairs find laundry, main bath, flex space and three bedrooms. Primary suite has a walk- in closet and 5pc en-suite with double sinks. \$3K appliance allowance and front+back landscaping included. Photos from a previous build & may differ; interior colors are not represented, upgrades may vary, appliances not included. Under construction, tentative completion December. HOA TBD

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455006  |
| Price          | \$499,888 |
| 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     | 8236 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, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 56           |

HOA Fees 1

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 31st, 2025 at 11:32am MDT