

Courtesy Of Fadi Georgi Of MaxWell Polaris

## \$489,888 - 8246 Kiriak Loop, Edmonton

MLS® #E4463644

**\$489,888**

3 Bedroom, 2.50 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

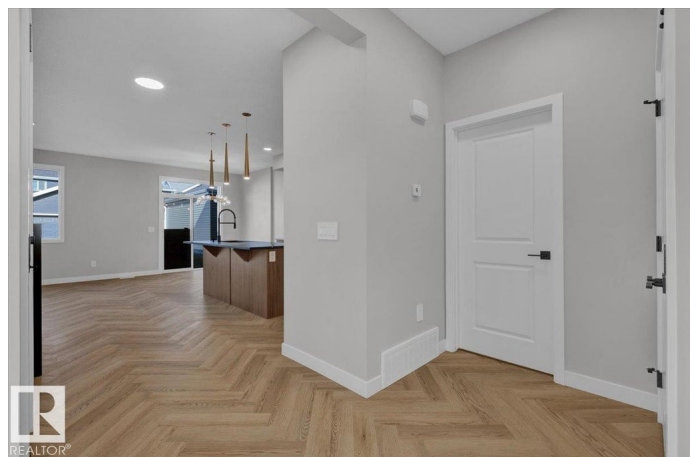
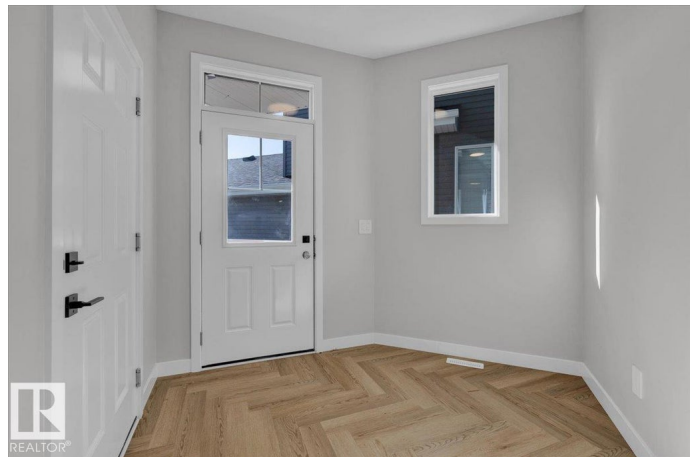
Keswick, Edmonton, AB

Exceptional half duplex in sought-after Keswick! This thoughtfully designed home stands out with its double attached garage, separate side entrance, and legal suite rough-ins offering versatility and long-term value. Step inside to a bright, open-concept main floor that seamlessly blends style and function. The kitchen impresses with 3cm quartz countertops, striking dual-toned cabinetry, 39" upper cabinets, and a water line to the fridge. Upstairs, enjoy a cozy flex space, convenient laundry, and three generous bedrooms. The primary retreat features a walk-in closet and a spa-inspired 5pc ensuite with double sinks perfect for everyday comfort. \$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 February 2026

Built in 2025

### Essential Information

MLS® #	E4463644
Price	\$489,888
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8246 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, Brick, Vinyl
Exterior Features	Airport Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 27th, 2025
Days on Market	9
Zoning	Zone 56
HOA Fees	135
HOA Fees Freq.	Annually

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Listing information last updated on November 5th, 2025 at 4:47pm MST