

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$514,888 - 8224 Kiriak Loop, Edmonton

MLS® #E4421219

## \$514,888

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

Keswick Area, Edmonton, AB

This inviting home in Keswick offers a double attached garage and a separate side entrance. Upon entry, a spacious foyer leads into an open-concept layout, featuring a sleek kitchen with light wood-tone cabinets, 3cm quartz countertops, and modern finishes. The kitchen is equipped with a water line to the fridge, plus a \$3,000 appliance allowance to tailor the space to your preferences. Upstairs, you'll find a central laundry, a versatile flex space, a 4-piece main bath, and three bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite with double sinks. Front and back landscaping included, plus basement rough-ins completed for future development. Construction is set to begin soon, with an expected completion in July. Photos are from a previous build, with interior colors for reference. HOA details are to be determined.

Built in 2025

### Essential Information

MLS® #	E4421219
Price	\$514,888
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	8224 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, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 12th, 2025
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Days on Market	52
Zoning	Zone 56
HOA Fees	1
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 8:32am MDT