

## \$549,900 - 7708 Koruluk Lane, Edmonton

MLS® #E4453962

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome to this charming 1,800 sq.ft. duplex in the heart of Keswick, complete with a LEGAL BASEMENT SUITE & attached garage—a rare find in today’s market! The main floor showcases an open-concept chefs kitchen with quartz countertops, stainless steel appliances including a gas stove, a spacious dining area, living room w/ electric fireplace, main-floor office, luxury vinyl plank flooring & a convenient half bath. Enjoy a bright bonus room that opens onto the south-facing patio—perfect for those sunny summer days. The primary retreat offers a large walk-in closet & a spa-like 5-pc ensuite. Two additional bedrooms, a 4-pc bath & upstairs laundry for convenience. Stay cool all summer w/ central A/C & custom blinds throughout. The basement features a 1-bedroom suite with high-quality finishes consistent w/ the upper levels, making this home ideal for investors looking for a turnkey rental property or buyers looking for a mortgage helper. Don't miss out on this one. Shows 10/10!

Built in 2020

### Essential Information

MLS® # E4453962

Price \$549,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,819         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7708 Koruluk Lane |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4R7           |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, Deck, Patio |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### School Information

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 56           |
| HOA Fees       | 120               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 23rd, 2025 at 10:17am MDT