

## **\$1,169,000 - 3961 Kennedy Crescent, Edmonton**

---

MLS® #E4454710

**\$1,169,000**

4 Bedroom, 4.00 Bathroom, 2,582 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

ACE LANGE built WALKOUT in a Culdesac, Loaded w/ UPGRADES and on a HUGE PIE LOT with a VIEW! Thoughtfully custom built and no expense spared, this property literally has IT ALL. TRIPLE GARAGE, SOLAR PANELS, HEATED FLOORS, & more! The main floor features a spacious den/office, 3 pc bathroom, open to above living room w/ expansive windows, plus open concept kitchen and dining. A designer kitchen UPGRADED w/ floor to ceiling cabinets, professional grade gas range (8 burners, 2 ovens), custom hood fan, + a fabulous butler's pantry. The upper level boasts a primary retreat w/ treed views, HIS & HER walk-in closets, and stunning ensuite connected to the laundry room. The WALKOUT basement is an entertainers dream - rec room, wet bar, 4th bed and bath. Walk right out into the park-like yard w/ multiple covered and uncovered spaces to enjoy, garden beds, sprinkler system & shed. HEATED TRIPLE GARAGE (tandem) is complete with/ epoxy, built-in storage, and hot & cold taps. If that weren't enough... 20 SOLAR PANELS!



Built in 2016

### **Essential Information**

MLS® # E4454710

Price \$1,169,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,582                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3961 Kennedy Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick Area          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2P9               |

### Amenities

|           |                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Fire Pit, Front Porch, Patio, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, Solar Equipment |
| Parking   | Heated, Tandem, Triple Garage Attached                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| Fireplaces        | Stone Facing                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Stone, Stucco                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

### School Information

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 56           |
| HOA Fees       | 350               |
| 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 September 2nd, 2025 at 8:32am MDT