

# \$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 | 1                  |
| Zoning         | Zone 56            |
| HOA Fees       | 135                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 28th, 2025 at 2:47pm MDT