

\$489,888 - 8246 Kiriak Loop, Edmonton

MLS® #E4463644

\$489,888

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

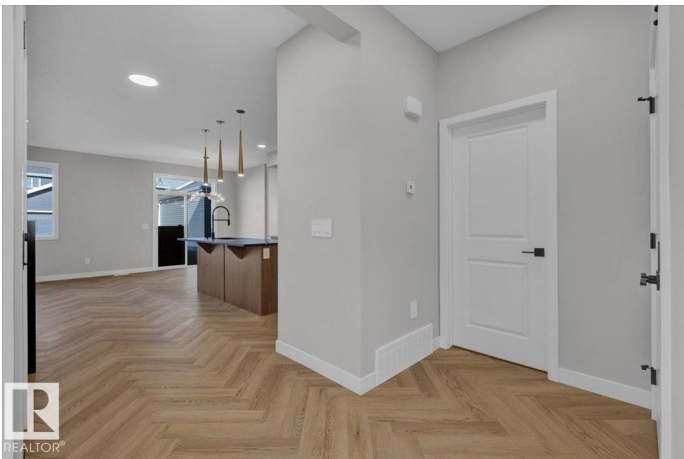
Keswick, Edmonton, AB

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

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 November 4th, 2025 at 10:17pm MST