

## \$589,888 - 8217 Kiriak Loop, Edmonton

MLS® #E4456690

**\$589,888**

3 Bedroom, 2.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

Welcome to this thoughtfully designed single-family QUICK POSSESSION home featuring a double attached garage, separate side door entry, and basement rough-ins for future possibilities. The kitchen is a true highlight with 3cm quartz countertops, a stylish hood fan, 42" upper cabinets, water line to the fridge, and a walk-through pantry that flows into the mudroom for everyday convenience. Upstairs, you'll find a spacious bonus room, a dedicated office space, laundry, and a 4-piece main bath. Three comfortable bedrooms complete the level, including a spacious primary suite with a walk-in closet and a 5-piece ensuite with double sinks for a touch of luxury. \$3K appliance allowance & rough-grading included. Photos from a previous build & may differ; interior colors are not represented, upgrades may vary, appliances not included. Under construction. HOA TBD

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456690  |
| Price      | \$589,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,886                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8217 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, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 2                                                    |
| Has Basement      | Yes                                                  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Airport Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 57                  |
| Zoning         | Zone 56             |
| HOA Fees       | 1                   |
| HOA Fees Freq. | Annually            |

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Listing information last updated on November 4th, 2025 at 1:02pm MST