

## \$515,000 - 3106 Keswick Way, Edmonton

MLS® #E4441400

**\$515,000**

3 Bedroom, 3.50 Bathroom, 1,720 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome to KESWICK ON THE RIVER!

Presenting beautiful half duplex, developed on 3 levels with over 2,400 sq.ft of finished living space. Total of 3 bedrooms and 3 and a half bathrooms. Open concept main floor with 9' ceilings, fantastic kitchen ( SS appliances, quartz counters and gas stove). Spacious living room with tons of natural light and electric fire place. Dining area fits large table and is located next to kitchen. Mud room at the back is very convenient and solves the storage issues. Half bath completes the main lever. Upstairs you find 2 sizeable bedrooms, 2 bathroom, den/bonus room, and a laundry. Smartly designed basement is fully developed and has family room, bedroom ( c/w large walk-in closet), full bath and utility area. It also offers landscaped yard and double detached garage. Property is located steps to green space, walking paths, 2 ponds, and river valley .

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441400  |
| Price      | \$515,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,720         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3106 Keswick Way |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 3X5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | See Remarks                                                                                                            |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 58             |
| Zoning         | Zone 56        |
| HOA Fees       | 367.5          |
| 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 August 6th, 2025 at 3:32am MDT