

# \$738,800 - 3692 Keswick Boulevard, Edmonton

MLS® #E4425546

**\$738,800**

3 Bedroom, 2.50 Bathroom, 2,605 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome to Keswick on the River where this 2,600sf home boasts a TRIPLE TANDEM garage. A thoughtfully designed main floor is the perfect place to congregate w/ friends & family in the open-concept kitchen, dining & living room (w/ feature fireplace & soaring windows). Spacious kitchen equipped w/ o/s granite island/counters, plenty of cabinetry & walk-in pantry w/ built-ins. Main level complete w/ DEN & 2pc powder rm. Upstairs is a retreat w/ 3 spacious bedrooms (primary includes large ensuite & walk-in closet), 4pc shared bthrm, laundry rm w/ sink/cabinetry & MASSIVE well-lit BONUS ROOM. Outside enjoy a spacious yard w/ sizeable stamped concrete patio & low-maintenance landscaping. Features include AC, 9' ceilings, vaulted foyer, aggregate driveway, 2 floor drains in garage, hot water on demand & more. Fantastic family-orientated community w/ walkways/parks throughout & ravine trail access. Plus schools, shopping, dining & fitness facilities in the immediate area. A must see!

Built in 2014

## Essential Information

MLS® #	E4425546
Price	\$738,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,605
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3692 Keswick Boulevard
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2P7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Patio, See Remarks
Parking	Tandem, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	JoeyMoss/JoanCarr
Middle	JoeyMoss/FMMcCaffery
High	HarryAinlay/MMM

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	350
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 7:02am MDT