

## \$1,249,000 - 3009 Keswick Way, Edmonton

MLS® #E4439002

**\$1,249,000**

5 Bedroom, 5.00 Bathroom, 3,335 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Elegant living awaits in Keswick on the River! This executive custom home offers 4,713 SqFt of finished space on a pie-shaped lot in a quiet cul-de-sac. Step into a grand 18' foyer and bright open-concept layout. The chef's kitchen features a quartz waterfall island, walk-through pantry, SS appliances & ample cabinetry. The dining area opens to a maintenance-free deck, and the living room boasts a double-sided fireplace shared with the formal dining room. A den, full bath, and mudroom with built-ins complete the main floor. Upstairs: a luxurious primary suite with heated floors, rainfall shower, soaker tub, and walk-in closet, plus 3 more bedrooms (one with ensuite), laundry, and bonus room. The fully finished basement includes in-floor heating, wet bar, stone feature wall lounge, guest suite with ensuite, and gym/6th bedroom. Enjoy an automated irrigation system with rain sensor, triple heated garage, central A/C, 3 home theatre zones, and 6-zone audio. A stunning home inside and out!

Built in 2016

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4439002    |
| Price    | \$1,249,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,335                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3009 Keswick Way |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2P7          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Sprinkler Sys-Underground, Wet Bar, See Remarks |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two, Dishwasher-Two, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent, Double Sided  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 56        |
| HOA Fees       | 350            |
| 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 June 17th, 2025 at 10:34am MDT