

## \$549,888 - 8221 Kiriak Loop, Edmonton

MLS® #E4465329

**\$549,888**

3 Bedroom, 2.50 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

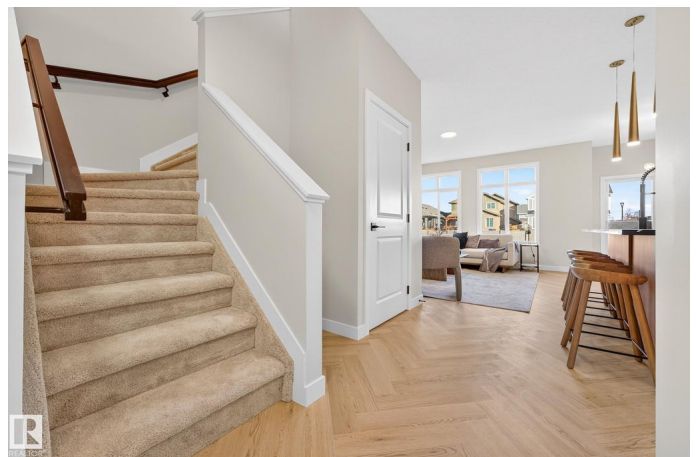
Keswick, Edmonton, AB

Nestled in the sought-after community of Keswick, this family-oriented home offers a side entrance, double attached garage, and a location just moments from scenic ponds, trails, and playgrounds. Inside, the open-concept main floor with 9'™ ceilings creates an airy, welcoming feel. The kitchen stands out with rich wood-toned 42" cabinetry, dual 3cm quartz countertops, a corner walk-in pantry, and a water line to the fridge. Upstairs features a central bonus room, laundry for added convenience, and three bedrooms—including a serene primary suite with a walk-in closet and a spa-inspired 5-piece ensuite complete with a soaker tub and double sinks. Basement is ready for future development with rough-ins included. \$3,000 appliance allowance & rough grading included. HOA TBD. Under construction - tentative completion February. Photos from a previous build & may differ; interior colors are represented, upgrades may vary.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465329  |
| Price     | \$549,888 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,657                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8221 Kiriak Loop |
| Area        | Edmonton         |
| Subdivision | Keswick          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5S2          |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Ceiling 9 ft., See Remarks |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |
| Is Waterfront  | Yes                        |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 10th, 2025  
Days on Market                6  
Zoning                              Zone 56  
HOA Fees                         135  
HOA Fees Freq.                Annually

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