

# \$845,000 - 3548 Keswick Boulevard, Edmonton

MLS® #E4432582

**\$845,000**

4 Bedroom, 3.00 Bathroom, 2,838 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome to this beautifully crafted 2,837 sq ft 2-storey home by Hillview Master Builder, located in the prestigious Keswick on the River. Thoughtfully designed with timeless finishes and a functional layout, this home offers exceptional comfort and style. Upstairs features four spacious bedrooms, including a luxurious master suite with a 5-piece ensuite. The main floor includes a versatile office that can serve as a fifth bedroom, plus a full bathroom—ideal for guests or multigenerational living. Upgrades include Hardie board siding, 10'™ ceilings on the main, 9'™ ceilings on the upper floor and basement, enlarged windows throughout, and full-size basement windows. Enjoy central A/C (2023) and a 2-stage furnace with separate temperature control on all three levels. A side entrance offers potential for a future legal suite or home-based business. Backing south onto a green space, this home delivers privacy, views, and modern luxury in one of Edmonton's™ top communities.

Built in 2017

## Essential Information

MLS® # E4432582

Price \$845,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,838                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3548 Keswick Boulevard |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3W9                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, 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, Hardie Board Siding   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 56          |
| HOA Fees       | 367.5            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 27th, 2025 at 12:47am MDT