

## \$509,900 - 3106 Keswick Way, Edmonton

MLS® #E4441400

**\$509,900**

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	\$509,900
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	78
Zoning	Zone 56
HOA Fees	367.5
HOA Fees Freq.	Annually

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