

## \$958,800 - 3565 Keswick Boulevard, Edmonton

MLS® #E4446920

**\$958,800**

5 Bedroom, 3.50 Bathroom, 2,776 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Tucked into a quiet crescent on an oversized pie-shaped lot, this expansive, upgraded home offers exceptional space and comfort in one of the city's most desirable communities. Designed with intention, it features a chef-inspired kitchen, open-concept living spaces, built-in speakers, and a fully finished basement completed by the builder. The dining area is framed with coffered ceilings, and the heated garage includes sleek epoxy flooring. Central A/C ensures comfort through every season. Mature trees offer backyard privacy, while the expansive deck is ideal for outdoor dining and relaxing. Everything in this home is oversized, from the living areas to the lot itself, creating room for connection and quiet retreat alike. Located near top-rated schools, parks, and walking trails—with shopping and entertainment just a short drive away—this is a rare opportunity to enjoy space, style, and a seamless lifestyle in an established, upscale neighbourhood.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446920  |
| Price     | \$958,800 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,776                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3565 Keswick Boulevard |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3W9                |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Insulation-Upgraded, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Exterior Walls 2"x8", HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                                                                                                                        |
| Parking        | Double Garage Attached, Heated, Insulated                                                                                                                                                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Stone Facing                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Airport   Nearby,   Cul-De-Sac,   Fenced,   Flat   Site,   Golf   Nearby,   Landscaped,   Picnic   Area,   Playground   Nearby,   Schools,   Shopping   Nearby,   See Remarks

Lot Description              755.76 sq.m.

Roof                              Asphalt Shingles

Construction                Wood, Stone, Vinyl

Foundation                  Concrete Perimeter

**School Information**

Elementary                  Joey Moss / Joan Carr

Middle                         Joey Moss / Joan Carr

High                             Harry Ainlay/FM McCaffery

**Additional Information**

Date Listed                  July 10th, 2025

Days on Market              25

Zoning                         Zone 56

HOA Fees                      350

HOA Fees Freq.              Annually

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Listing information last updated on August 4th, 2025 at 4:47pm MDT