

Courtesy Of Cory Brown Of Real Broker

## \$845,000 - 2809 Kirkland Bay, Edmonton

MLS® #E4440511

**\$845,000**

3 Bedroom, 2.50 Bathroom, 2,549 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Exquisite in Keswick on the River! Built by award-winning Kimberley Homes, this stunning park-backing residence is truly exceptional. The open-concept main floor is filled with natural light from expansive south-facing windows. A gorgeous kitchen features upgraded cabinetry, high-end stainless steel appliances, and a butler's pantry with bar fridge-ideal for entertaining. The main floor also offers a spacious formal entry and a private home office. Upstairs, enjoy a bright and airy bonus room, two beautifully appointed bedrooms, a full main bath, and convenient upper-level laundry. The luxurious primary suite is a serene retreat with huge south-facing windows overlooking the park, a fireplace, a MASSIVE walk-in closet, and a spa-like ensuite with heated floors, dual vanities, freestanding tub, oversized tile shower, and private water closet. The oversized garage is finished, heated, and offers exceptional storage. Walk to Joey Moss School in minutes, or conveniently drive to Movati or Windermere. 10/10

Built in 2015

### Essential Information

MLS® # E4440511

Price \$845,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,549
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2809 Kirkland Bay
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3B4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Patio, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Joey Moss school K-9
Middle	Joey Moss school K-9

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 56
HOA Fees	367.5
HOA Fees Freq.	Annually

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