

# \$949,900 - 3565 Keswick Boulevard, Edmonton

MLS® #E4446920

**\$949,900**

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	\$949,900
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	50
----------------	----

Zoning	Zone 56
--------	---------

HOA Fees	350
----------	-----

HOA Fees Freq.	Annually
----------------	----------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 11:18am MDT