

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

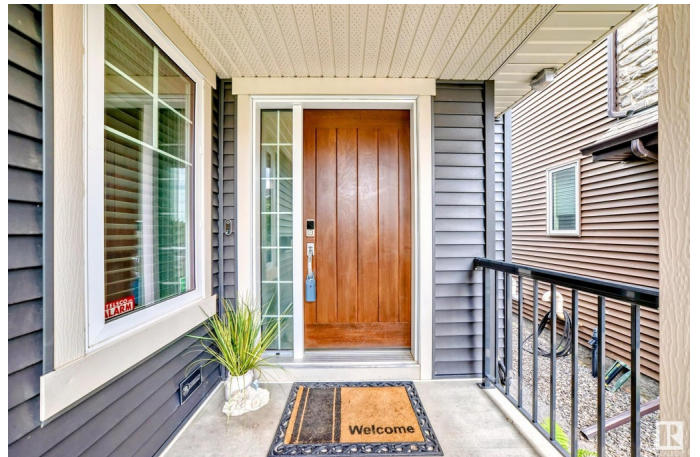
Exquisite in Keswick on the River! Built by award-winning Kimberley Homes, this stunning park-backing residence is truly exceptional. The open-concept main floor is filled with natural light from expansive south-facing windows. A gorgeous kitchen features upgraded cabinetry, high-end stainless steel 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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Listing information last updated on June 16th, 2025 at 7:17am MDT