

## \$935,000 - 3532 Keswick Boulevard, Edmonton

MLS® #E4450462

**\$935,000**

5 Bedroom, 4.50 Bathroom, 2,826 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome to this stunning custom-built 2-storey by Hillview Master Builder in prestigious Keswick on the River. This 2,862 sq ft plus 1358 sf basement home backs onto a tranquil park and offers 5 bedrooms, including one with an ensuite on the main floor, and a fully finished basement for added living space. Enjoy 10'™ ceilings, an open-concept great room with a feature fireplace, and a chef's™ kitchen with high-end finishes and a large island. The upper level features a spacious bonus room, luxurious primary suite with spa-inspired ensuite, and two additional bedrooms. Thoughtfully upgraded throughout with elegant details, this home combines style, comfort, and function. Situated on one of the community's™ most desirable boulevards, with quick access to trails, schools, and amenities—this is refined living in one of Edmonton's™ top neighbourhoods.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450462  |
| Price      | \$935,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,826                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3532 Keswick Boulevard |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0S5                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Detectors Smoke, Exterior Walls- 2"x6", Patio |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Shopping Nearby |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingles          |
| Construction | Wood, Fiber Cement, Stone |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 24              |
| 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 24th, 2025 at 10:47am MDT