



Edmonton 56 Keswick Area
3112 KESWICK WY SW

LP: \$424,900

SP:



ACTIVE

List ID #: E4264057 **Type:** Half Duplex
DOM: 0 **Style:** 2 Storey
Rms Abv Gd: 7 **Year Blt:** 2018
Bedrms: **Above:** 3 **Ttl:** 3 **Basement:** Full
Baths: 2 / 1 **Bsmt Dev:** Unfinished
Total Flr (SF): 1,468.96 **Total Flr (M):** 136.47

Stunning half duplex in the beautiful neighbourhood of Keswick! Open concept 3 bedroom, 2.5 bathrooms with over 1400 sq. ft. of air conditioned living space. The large windows on the main floor let a lot of natural light in. Modern laminate flooring throughout the main gives a nice flow from the lg living room, beautiful island kitchen with stainless steel appliances and quartz countertops to the lg dining area with a backyard view. There's a den located off the kitchen that can accommodate a workspace or addl. storage. Upstairs you will find a huge primary bedroom with a walk in closet and 4 piece ensuite, upper fl. laundry and 2 good-sized bedrooms. A full basement awaits your design-finish it the way you want it. Detached dble. garage has a new epoxy floor making clean up a lot easier than traditional concrete. The backyard is fenced and landscaped, all you need to do is move in! Embrace the nature trails and wetlands right in your own backyard! Minutes away from shopping, schools and the airport.

Directions:

Virtual Tour: <https://vimeo.com/612815645>

Brochure: <http://www.3112-KeswickWay-SW.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15	immediate	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy:	Seller		Main:		
Ensuite		0	1	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl:		2			Garage Dim:	19'x20'		AbGd:		
Fpl:	No	Fpl Fuel:					Elem Schl:	Ormsby School		Lowr:		
Fpl Type:							Jr High Schl:	S. Bruce Smith		BIGd:		
Parking:	Double Garage Detached						High Schl:	Jasper Place		Total A.G.	136.47	1,468.96

Living Rm:	3.99x4.19	M	Master Bdrm:	3.98x3.94	U
Dining Rm:	3.82x2.58	M	Bedrm 2:	2.83x3.77	U
Kitchen:	2.55x4.45	M	Bedrm 3:	2.87x3.65	U
Family Rm:			Bedrm 4:		
Den:	2.00x1.87	M	Laundry Room	1.88x1.91	U
Bonus Rm					

Flooring: Carpet, Ceramic Tile, Laminate Flooring **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stone, Vinyl **Remodel:**
Site Infl: Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby **Amen/Features:** Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows, HRV System

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, **Restrict:** Restrictive Covenant-Bldg, Utility Right Of Way

Warranty: **Goods Excl:**
Front Expos: East **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: 2 / /

Lot Sq (M):	275.63	Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:		Front Expos:	East
Taxes:	\$3,534.43	Local Improv:	
	Tax Yr: 2020		/Yr: