

\$505,000 - 2806 Koshal Crescent, Edmonton

MLS® #E4437772

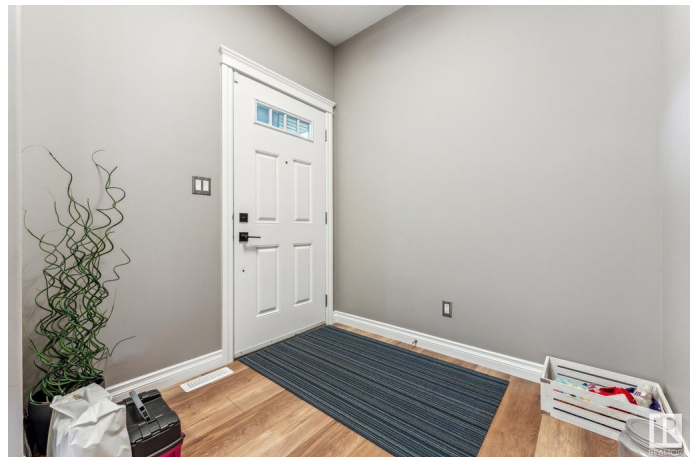
\$505,000

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Move-in-ready 4BED/4BATH half-duplex backing Keswick's green corridor with a FULLY DEVELOPED BASEMENT. Fresh paint, hardwood & tile on main, upgraded railing, stone-faced gas fireplace and central A/C keep the great room bright and comfortable. Chef's kitchen delivers stainless appliances, walk-through pantry, stone counters and a BBQ gas line to the custom two-tier deck. Upstairs hosts a king-sized primary suite with full ensuite and large closet, two additional bedrooms, bonus room, laundry and another full bath. Basement adds a rec room, 4TH BDRM and 4 PC BATH-perfect for guests or teens. Fully landscaped yard, double attached garage plus driveway for two more vehicles. Have a summer stroll to Joey Moss K-9, river-valley trails, several playgrounds and Currents of Windermere shopping, and hit Rabbit Hill in winter! With the Henday and the airport just minutes away, the superior size, finished basement and a double garage, yet priced below nearby 3-bed single-garage rivals, it's amazing value at \$505K!



Built in 2015

Essential Information

MLS® # E4437772

Price \$505,000

| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,679 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2806 Koshal Crescent |
| Area | Edmonton |
| Subdivision | Keswick Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3J7 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Patio, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Front Drive Access, Insulated, Over Sized, Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|---------------------------|
| Exterior | Wood, Metal, Stone, Vinyl |
|----------|---------------------------|

| | |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 1 |
| Zoning | Zone 56 |

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Listing information last updated on May 23rd, 2025 at 3:02pm MDT