

## \$474,900 - 2836 Koshal Crescent, Edmonton

MLS® #E4457512

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

Welcome to the vibrant community of Keswick! This FULLY FINISHED 1400+ sqft half duplex shows like new and is located on a very quiet street. The main floor features an open floor plan, hardwood/tile floors, gorgeous kitchen w/quartz counters and s.s. appliances, large living room w/beautiful stone fireplace, and open dining area. Upstairs you will find the primary suite w/walk-in closet and 3-pc ensuite, 2 additional bedrooms, additional 4-pc bath, and laundry area. The lower level offers an awesome rec area, den/nook, 2-pc bath, and storage space. Outside you will find the west facing private/fully landscaped yard w/large deck. Attached garage and central A/C, the list goes on! Minutes from schools, and all of the amenities of the Currents of Windermere. Nothing left to do but move in!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457512  |
| Price          | \$474,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,419     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2017          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2836 Koshal Crescent |
| Area        | Edmonton             |
| Subdivision | Keswick              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3J7              |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Single Garage Attached                 |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                  |

### School Information

|            |              |
|------------|--------------|
| Elementary | Joey Moss    |
| Middle     | Joey Moss    |
| High       | Harry Ainlay |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 56              |

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Listing information last updated on September 30th, 2025 at 3:02am MDT