

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$489,998 - 1271 Keswick Drive, Edmonton

MLS® #E4444340

**\$489,998**

4 Bedroom, 3.50 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

LEGAL BASEMENT SUITE AND NO CONDO FEES with AMAZING VALUE! You read that right welcome to this brand new townhouse unit the "Bentley" Built by StreetSide Developments and is located in one of Edmonton's newest premier south west communities of Keswick. With almost 1210 square Feet, front and back yard is landscaped, fully fenced , deck and a double detached garage, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Laminate and Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. The basement comes with a full legal suite perfect for a mortgage helper. \*\*\* Under construction and should be complete by September , photos used are from the same style home colors may vary \*\*\*

Built in 2025

### Essential Information

MLS® # E4444340

Price \$489,998



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,207                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1271 Keswick Drive |
| Area        | Edmonton           |
| Subdivision | Keswick Area       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5G5            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 56         |

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