

\$505,000 - 2806 Koshal Crescent, Edmonton

MLS® #E4437772

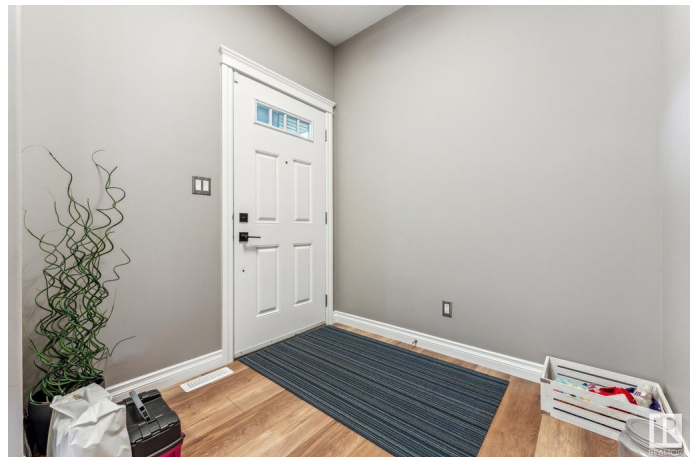
\$505,000

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

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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
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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	18
Zoning	Zone 56

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Listing information last updated on June 8th, 2025 at 11:32pm MDT