

## \$505,000 - 2806 Koshal Crescent, Edmonton

MLS® #E4437772

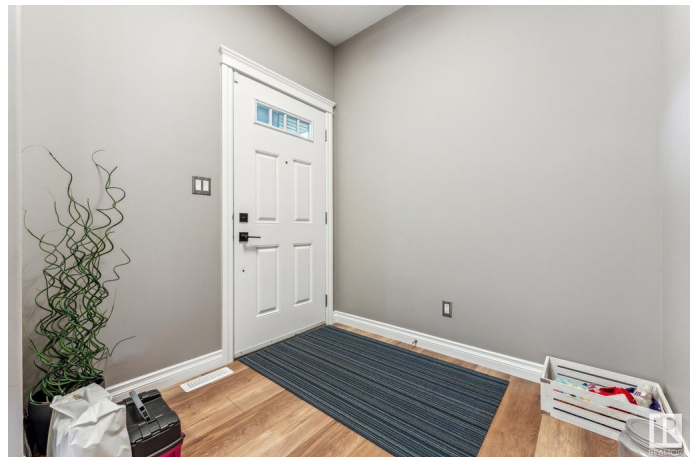
**\$505,000**

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 9th, 2025 at 12:17pm MDT