

# **\$1,118,800 - 3965 Kennedy Crescent, Edmonton**

MLS® #E4429043

**\$1,118,800**

3 Bedroom, 3.50 Bathroom, 3,142 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Luxurious custom built 2 story home nestled in quiet Cul-de-sac on lrg PIE lot in the prestigious KESWICK ON THE RIVER w/ WALKOUT BSMT! Great curb appeal w/ stucco/stone exterior & professional landscaping. Built by Carriage Signature Homes, quality built & craftsmanship is evident. Main floor features open foyer w/ 19'™ ceiling, den, living room & formal dining. Chef's kitchen is HUGE w/ loads of cherry cabinets, lrg center island, high end appliances – Subzero fridge, Wolf gas stove, dbl B/I steam oven & Miele D/W. Upstairs has a bonus rm, 2nd den, laundry & primary suite has a 5 pc luxurious ensuite w/ in-floor heating & steam shower. TWO more bdrms w/ a 5pc Jack/Jill bath. Basement is partially finished w/ a rec rm, gym, family rm & 3 pc shower. SOUTHWEST backyard is professionally & beautifully landscaped like an oasis w/ a covered deck/patio, mini golf course & Asian Fengshui Garden – perfect for summer gathering. You have to come to view it to appreciate the features & details of this wonderfully home!

Built in 2013

## **Essential Information**

MLS® # E4429043

Price \$1,118,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,142                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3965 Kennedy Crescent |
| Area        | Edmonton              |
| Subdivision | Keswick Area          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2P9               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, Oven Built-In-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco                                      |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco                                      |
| Foundation        | Concrete Perimeter                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 56         |
| HOA Fees       | 300             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 22nd, 2025 at 7:17pm MDT