

# **\$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	15
Zoning	Zone 56
HOA Fees	300
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:47pm MDT