

## \$619,900 - 3727 Kidd Crescent, Edmonton

MLS® #E4433626

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,020 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Style+charm welcomes you to this STUNNING family home,tucked away in the family community of Keswick.The gorgeous+spacious design will leave you breathless.The impressive kitchen boasts rich wood cabinets,granite,glass tile backsplash,s/s appliances(w/gas stove),island,walk thru pantry+dining area.The open room concept features a family room w/gas fireplace+engineered hardwood floors (stretching through).The main floor is complete w/a front den,2pc bath+mud room.The second level offers a spacious bonus room.The primary retreat is complete w/a 5pc ensuite+walk-in closet.There are two more bedrooms;a 4pc bath+laundry room(w/sink).The basement is unfinished+awaiting your own personal touch.Other features:iron railing,hardie board/stone siding,front porch,oversized garage(insulated/floor drain/gas),alley access...The list is endless!Enjoy the summer in the beautiful southwest backyard w/large deck+firepit.Steps to schools,shops,parks,the River Valley+a short distance to major freeways.Your DREAM HOME awaits!

Built in 2014

### Essential Information

MLS® #

E4433626



|                |                        |
|----------------|------------------------|
| Price          | \$619,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,020                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3727 Kidd Crescent |
| Area        | Edmonton           |
| Subdivision | Keswick Area       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2R1            |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Fire Pit, Front Porch, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                     |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                  |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                    |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                  |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Joey Moss School    |
| Middle     | Joey Moss School    |
| High       | Harry Ainley School |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 56       |
| HOA Fees       | 350           |
| 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 May 3rd, 2025 at 10:02am MDT