

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$725,000 - 1628 Kerr Road, Edmonton

MLS® #E4418071

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,735 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover this stunning 2,735 sq ft home in the vibrant Griesbach community, offering 3+1 bedrooms, 3.5 baths & thoughtfully designed living spaces. The beautifully crafted kitchen is complete with a large island with breakfast bar, granite surfaces, SS appliances, under-cabinet lighting & a spacious pantry, perfect for family gatherings & entertaining. Cozy up by the stone-faced gas fireplace in the living room. Enjoy the convenience of a mudroom to keep things organized, or main-floor laundry with built-in cabinetry. The primary bedroom features a stylish feature wall, walk-in closet & luxurious 5-piece ensuite, while the upstairs bonus room with custom built-ins adds extra living space. The finished basement boasts a theatre area, rec space & an additional bedroom/bath ideal for guests. Outside discover a cozy front porch, large deck leading to a sunny backyard & double detached garage complete this exceptional property located steps to parks, community gardens, schools & a short drive to all amenities.

Built in 2013

### Essential Information

MLS® #	E4418071
Price	\$725,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,735
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1628 Kerr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4A7

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Maj. General Griesbach
Middle	Maj. General Griesbach
High	Queen Eliz./Arch. O'Leary

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	79
Zoning	Zone 27

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