

## \$413,500 - 7825 Koruluk Link, Edmonton

MLS® #E4431665

**\$413,500**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome home to this END UNIT 3 story modern townhome with NO CONDO FEES in Keswick, one of the most desirable areas in southwest Edmonton! Stepping through the front door is a flex space with potential for a home office or a playroom. On the lower level, you also have access to your SINGLE CAR GARAGE, a storage room, and your utility room. Upstairs is the main floor with an open-concept living area, dining room, and kitchen with a centre island, S/S appliances, and two-tone cabinets. Off the dining room is a west-facing BALCONY perfect for a BBQ or a small table and chairs. The main floor also includes a 2-pc bathroom and stacked washer/dryer. Upstairs on the upper floor, you find your primary bedroom with a 4-pc ensuite and a walk-in closet. Additionally, you have 2 additional bedrooms and a shared 4-pc bathroom. This home has plenty of parking with 1 enclosed in a single-car garage and 2 tandem parking stalls on the front driveway. Mins away from shopping, schools, walking trails, or golf courses!

Built in 2020

### Essential Information

MLS® # E4431665

Price \$413,500



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,604                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7825 Koruluk Link |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4V1           |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", Patio, HRV System |
| Parking Spaces | 3                                                                                     |
| Parking        | 2 Outdoor Stalls, Front Drive Access, Single Garage Attached                          |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Stories           | 3                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | None, No Basement                                                                     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 56          |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT