

## \$649,500 - 1615 Kerr Road, Edmonton

MLS® #E4450368

### \$649,500

5 Bedroom, 3.50 Bathroom, 2,072 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

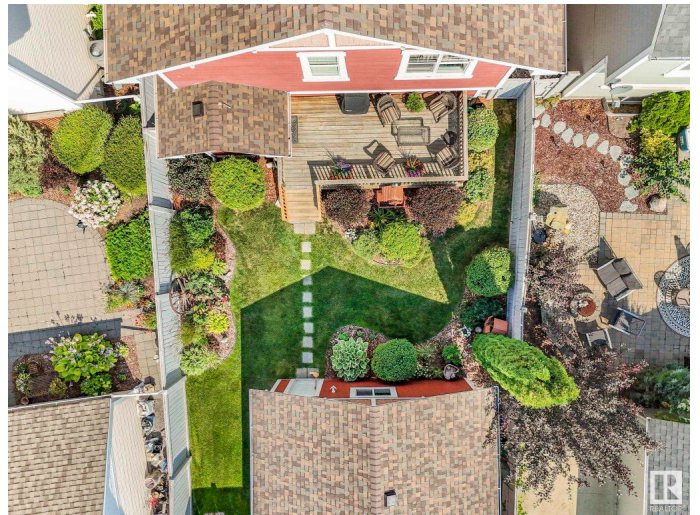
Family Perfect in Griesbach! Impeccably Maintained this Home Offers 3047 sf of Living Space w/ 3+2 Bedrooms & 3.5 Bathrooms. The Kitchen features Rich Maple Cabinetry, Under Cabinet Lighting, Quartz Countertops, Island w/ Silgranit Sink, Corner Pantry & All New Appliances (2024). A Spacious Breakfast Nook offers Casual Dining & the Formal Dining Rm is Perfect for Gatherings. Warm & Bright the Living Rm has a Cozy Gas Fireplace & Custom Built-Ins. Guest Bath & Main Flr Laundry Complete this Level. Upstairs a Bonus Rm, Open to Below Offers Extra Living Space. The Primary Bedroom Is King Sized w/ 4pc Ensuite & Walk-in Closet. For the Kids there are Two More Beds & 4pc Bath. Basement is fully Finished w/ Family Rm, Two More Beds, 4pc Bath & Plenty of Storage. Beautifully Landscaped w/ Front Veranda & 10'x20' Deck in the South Face Back Yard. 22' x 24' Garage w/ Epoxy Floor. Upgrades; Hardie Board, Hunter Douglas Blinds, 50 yr Roof (2023), Furnace, A/C, H2O (2024). Steps from K-9 School, Park & Lake. 10/10!!

Built in 2007

### Essential Information

MLS® # E4450368

Price \$649,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,072                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1615 Kerr Road |
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 4P6        |

### Amenities

|                |                                                                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                              |
| Parking        | Double Garage Detached, Insulated, Over Sized, Rear Drive Access                                                                                                                               |
| Is Waterfront  | Yes                                                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                            |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
| Middle     | Major General Griesbach |
| High       | Queen Elizabeth         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 27         |

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 August 20th, 2025 at 11:47am MDT