

# \$549,000 - 1994 Kroetsch Crescent, Edmonton

MLS® #E4451843

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,634 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

This airy, bright, and modern 3-bedroom, 2.5-bath home is perfect for a growing family. Featuring a spacious bonus room, upgraded appliances, and an open-concept layout that flows beautifully throughout. The extended driveway and double attached garage offer plenty of parking and storage. Step outside to a huge deck—ideal for entertaining—overlooking a fully fenced and beautifully landscaped yard, perfect for kids and pets to play. Located just a 1-minute walk to a K-9 school and close to parks, shopping, and everyday amenities. With thoughtful upgrades and a family-friendly layout, this home offers comfort, convenience, and style in one great package. Move-in ready and waiting for you to call it home!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451843  |
| Price          | \$549,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,634     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1994 Kroetsch Crescent |
| Area        | Edmonton               |
| Subdivision | Keswick Area           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 4J4                |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., No Smoking Home |
| Parking   | Double Garage Attached         |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                 |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 34               |

Zoning                      Zone 56

HOA Fees Freq.      Annually

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Listing information last updated on September 11th, 2025 at 12:32am MDT