

## \$535,000 - 2460 Kelly Circle Circle, Edmonton

MLS® #E4444145

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,720 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Beautifully upgraded 2020 Dolce Vita-built half duplex on a corner lot in Keswick! This 3 bed, 2.5 bath home features a spacious main floor with a tiled fireplace, upgraded backsplash, Whirlpool appliances including a new dishwasher, and upgraded light fixtures & window coverings throughout. Upstairs offers a bonus room, 3 generous bedrooms, 2 full baths, and convenient upstairs laundry. Enjoy the south-facing backyard with a newer deck and natural gas hookup, with low-maintenance landscapingâ€”perfect for relaxing or entertaining. The double attached garage includes hot & cold water taps. A separate side entrance provides future potential for an in-law or legal suite. Located in a growing, family-friendly community close to walking trails, schools, shopping & more. A perfect blend of style, function, and investment potential!

Built in 2020

### Essential Information

MLS® #	E4444145
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,720
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2460 Kelly Circle Circle
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G2

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St.John XXIII School
Middle	Nellie Carlson School
High	Harry Ainlay School

### Additional Information

Date Listed	June 25th, 2025
Days on Market	4
Zoning	Zone 56

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