

## \$627,400 - 5735 Kootook Way, Edmonton

MLS® #E4426616

**\$627,400**

3 Bedroom, 2.50 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

**QUICK POSSESSION** Single Family street scape home in desirable Arbours of Keswick Community! This home features modern finishes, attached double car garage and \$5,000 appliance allowance. The open to above foyer makes a grand feeling as you enter the home, spacious open main floor includes a pocket office, closet space, living, dining and a chic kitchen with 3m granite countertops, deep green cabinets & complimenting wood toned island cabinets, gas line to stove, spacious island and a walk in pantry. The upper floor is made for a family to enjoy!! Flex room, laundry, main bath, MEDIA ROOM and three bedrooms, including the primary suite with a walk in closet and spa like bathroom with double sinks, free standing tub and walk-in shower. Photos & VT from a previous build & may differ; interior colors are not represented, upgrades may vary appliances not included (hood fan included). HOA TBD. Rough grading included.

Built in 2024

### Essential Information

MLS® #	E4426616
Price	\$627,400
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,149
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5735 Kootook Way
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4V9

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	115
Zoning	Zone 56
HOA Fees	1
HOA Fees Freq.	Annually

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