# \$637,400 - 5735 Kootook Way, Edmonton

MLS® #E4426616

### \$637,400

3 Bedroom, 2.50 Bathroom, 2,149 sqft Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

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. Under construction with tentative completion end of July. 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

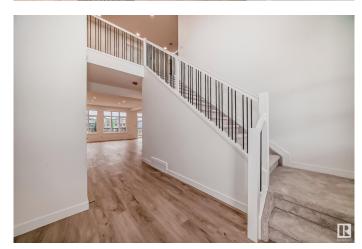
# **Essential Information**

MLS® # E4426616 Price \$637,400

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

#### 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 86

Zoning Zone 56

HOA Fees 1

HOA Fees Freq. Annually

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 June 14th, 2025 at 3:02pm MDT