

## \$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

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	\$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	101
Zoning	Zone 56
HOA Fees	1
HOA Fees Freq.	Annually

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