

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$634,888 - 5735 Kootook Way, Edmonton

MLS® #E4426616

**\$634,888**

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 in June. Photos of previous build and interior colors are NOT represented. HOA TBD. Rough grading included.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426616  |
| Price      | \$634,888 |
| 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 | 16               |
| Zoning         | Zone 56          |
| HOA Fees       | 1                |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 5th, 2025 at 4:02pm MDT