

## \$649,900 - 5747 Kootook Way, Edmonton

MLS® #E4422661

**\$649,900**

4 Bedroom, 3.50 Bathroom, 2,337 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

EXQUISETE VALUE in "The Arbors of Keswick" in this Large 2,300 Sq.Ft "ART HOMES" Two Storey! LEGAL AND FULLY PERMITTED BASEMENT SUITE with Private Side Entrance! This Home has Tons of Luxury Items and Finishes! This home features 9ft Ceilings & an Open concept floor plan. The stylized Living / Dining Area has an Ultra Modern Fireplace and "In-Style" Luxury Vinyl Flooring & Industrial style Lighting. The modern white kitchen comes complete with ample storage, stainless steel appliances and a large island with a "WATERFALL" quartz countertop! Upstairs Features 3 Generous Sized bedrooms, HUGE Bonus room & One LARGE Primary Suite Closet. The Basement 1 Bedroom Suite features its own laundry, a full sized kitchen & a very clever and comfortable floor plan. Extras to this home include and Oversized insulate garage, A south facing backyard with patio deck, Upstairs Laundry, Concrete side walks to Basement suite side entrance, Quality Finishings throughout & A QUICK POSSESSIONS DATE AVAILABLE!

Built in 2022

### Essential Information

MLS® # E4422661

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,337                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5747 Kootook Way |
| Area        | Edmonton         |
| Subdivision | Keswick Area     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 1A5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Storage-In-Suite, Television Connection, Vinyl Windows, HRV System, Heat Exchanger |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | See Remarks  |
| Stories           | 3  |
| Has Suite         | Yes  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Lake Access Property, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Joey Moss School |
|------------|------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 65                  |
| Zoning         | Zone 56             |

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Listing information last updated on April 27th, 2025 at 9:17pm MDT