

## \$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
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### Additional Information

Date Listed	February 21st, 2025
Days on Market	96
Zoning	Zone 56

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