

## \$728,500 - 5736 Kootook Way, Edmonton

MLS® #E4422150

**\$728,500**

4 Bedroom, 4.00 Bathroom, 2,060 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

NEW, FULLY-FINISHED BASEMENT, with a side entrance, accompanies this Gorgeous Keswick Area Dream Home! This stunning 2 Storey Property with an Attached (Insulated) Double Garage is beyond a rare find! Nestled in one of Edmonton's most sought-after Communities; you're walking distance to trails, parks and schools. This move-in ready South West Home provides endless "wow-factor"! The 2 Storey, open concept, front living room features a modern fireplace and floor-to-ceiling mantle; this home oozes modern elegance from the moment you step inside. Enjoy being less than a 10 minute drive to innumerable entertainment amenities located at "The Currents of Windermere"; plus you're less than 20 minutes to the Edmonton International Airport. With 4 Bedrooms, 4 Full Bathrooms, 9ft Ceilings, a huge bonus room upstairs, sleek Quartz Countertops in the Kitchen and a plethora of big ticket upgrades; this is a forever Home with lots of room for everyone. "Some photos were virtually staged"

Built in 2023

### Essential Information

MLS® # E4422150

Price \$728,500



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,060
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5736 Kootook Way
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4V9

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Remote Control, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Joey Moss School
Middle	Joey Moss School
High	Harry Ainlay School

**Additional Information**

Date Listed	February 20th, 2025
Days on Market	143
Zoning	Zone 56

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