

## \$637,400 - 5723 Kootook Way, Edmonton

MLS® #E4436874

### \$637,400

3 Bedroom, 2.50 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Single-family double attached garage home in Keswick, close to walking trails and green spaces! Spacious open to above foyer leads to a pocket office and the open-concept layout designed with functionality in mind. Kitchen boasts stone countertops, sleek cabinets, gas line to the stove and a island with a flush eating bar. A large walk-in pantry adds to the kitchen's functionality. Upstairs living space find a flex room, media room, main 4pc bath, laundry, and two additional bedrooms. The luxurious master suite has a vaulted ceiling, walk-in closet, and a spa-like 5pc ensuite. The ensuite includes quartz countertops, walk-in shower, freestanding tub and double sinks. Under construction tentative completion September. \$5,000 appliance allowance and rough grading included. HOA TBD. Photos & VT from a previous build & may differ; interior colors are represented, upgrades may vary.

Built in 2024

### Essential Information

MLS® #	E4436874
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	5723 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, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
-------------	----------------

Days on Market	23
Zoning	Zone 56
HOA Fees	1
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 1:17am MDT