

Courtesy Of Mauricio Niemeyer Of Liv Real Estate

## \$765,000 - 5736 Kootook Way, Edmonton

MLS® #E4422150

**\$765,000**

4 Bedroom, 4.00 Bathroom, 2,060 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

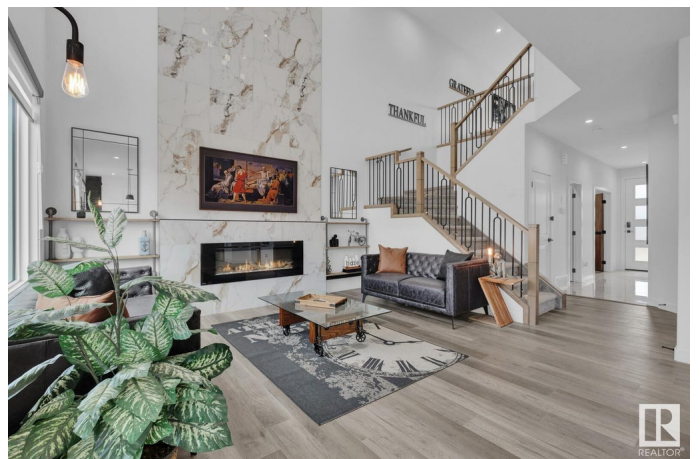
NEW, FULLY-FINISHED BASEMENT, with a side entrance, accompanies this Gorgeous Keswick Area Dream Home! This stunning 2 Storey Property with an Attached (Insulated) Double Garage is beyond a rare find! Nestled in one of Edmonton's most sought-after Communities; you're walking distance to trails, parks 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 \$765,000



|                |                        |
|----------------|------------------------|
| 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  |

### 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 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 | 44                  |
| Zoning         | Zone 56             |

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 April 5th, 2025 at 12:47pm MDT