

## \$599,000 - 5747 Kootook Way, Edmonton

MLS® #E4464025

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,782 sqft

Single Family on 0.00 Acres

Keswick, Edmonton, AB

A must see! Move in ready house in the community of "The Arbors of Keswick"! This 2-storey home is situated in the heart of a vibrant & family-friendly neighborhood with a Legal Basement Suite. Boasts over 1780 sq. ft. of above-grade living space and is offering 4 bedrooms & 3.5 baths, 9ft ceilings & an open concept floor plan. Inside you'll find a bright & spacious living room w/ large windows that flood the space with natural light & overlooking the backyard. The open-concept dining and kitchen area, where sliding doors provide direct access to the deck, ideal for summer BBQs! Upstairs you'll find 3 generously sized bedrooms including a primary suite w/ a private ensuite bath & walk-in closet. Huge bonus room. The 2 upstairs bedrooms share a 4-pc common bathroom & a laundry room. The basement 1 bedroom suite with full sized kitchen and living area, a laundry, 4-pc bath and ample storage. Great a mortgage helper!! Close to public transportation, schools, shopping, parks and all essential amenities!

Built in 2022

### Essential Information

MLS® # E4464025

Price \$599,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,782                  |
| 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          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4A5          |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Ceiling 9 ft., Deck |
| Parking   | See Remarks         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025

Days on Market                9

Zoning                            Zone 56

HOA Fees Freq.                Annually

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