

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

## \$612,400 - 5645 Kootook Place, Edmonton

MLS® #E4422366

**\$612,400**

3 Bedroom, 2.50 Bathroom, 2,104 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Single-family home in desirable community of Keswick, steps from parks & ponds! Featuring a double attached garage, SEPARATE SIDE ENTRANCE, basement rough-ins and a deck all included. Enter to a spacious foyer and 9'™ ceilings on the main floor, the versatile den, pocket office, modern kitchen with 3cm two toned quartz countertops, chimney hood-fan, 42" timeless wood toned cabinets, water line to fridge & \$3,000 appliance credit add personalization and convenience. Upstairs, a central bonus room, main bath, and laundry ensure functional living. Three bedrooms include a luxurious primary retreat with a walk-in closet and spa-like 4-piece ensuite includes a WALK-IN SHOWER and soaker tub. A home full of charm, ready for new memories! Under construction - tentative completion of August. Photos of previous build interior colours/upgrades are not represented. HOA TBD.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422366  |
| Price      | \$612,400 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,104                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5645 Kootook Place |
| Area        | Edmonton           |
| Subdivision | Keswick Area       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4Z7            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| 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, Corner Lot, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 67                  |
| Zoning         | Zone 56             |
| HOA Fees       | 1                   |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 29th, 2025 at 12:02pm MDT