

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 July. 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	48
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 April 10th, 2025 at 10:18am MDT