

## \$749,900 - 5803 Kootook Link, Edmonton

MLS® #E4422122

**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,300 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Welcome to this stunning home located in beautiful community of Arbours of Keswick, Edmonton! Home features 3 bedrooms upstairs, 3 full bathrooms, den, living room with impressive open-to-above ceiling & large windows, filling the space with natural light. Kitchen features quartz countertops, custom cabinetry with pot and pan drawers, pantry, built-in appliances, and a gorgeous waterfall island. The home also includes ceiling designs, make desk unit, custom master shower, free standing tub, soft-close cabinetry, fireplace in living & bonus room, and modern railing. Enjoy the convenience of a side entrance to basement, 9-foot ceiling throughout main, second floor, and basement, as well as an upstairs laundry room, MDF shelving & organizers. Additional upgrades include lighting fixtures, hardware, and a modern exterior with stone, premium vinyl siding, and front concrete steps. The home is equipped with gas lines to the deck, kitchen, and garage. Walking distance to a pond, trails and park.

Built in 2024

### Essential Information

MLS® # E4422122

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,300                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5803 Kootook Link |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4Z6           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Appliances Negotiable, Garage Control, Garage Opener, Humidifier-Power(Furnace), Window Coverings, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Heatilator/Fan, Remote Control, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Corner Lot, Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 56             |

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Listing information last updated on May 5th, 2025 at 10:17pm MDT