



## 5470 KOOTOOK Road Edmonton AB

\$619,900

QUICK POSSESSION Stylish double attached garage single family home in the community Arbours of Keswick with a SIDE ENTRANCE and basement rough-ins for future investment potential. The spacious main floor has a den perfect for a formal dining area or office, down the hall the open concept kitchen, dining and living boasts high ceilings, pocket office and a dream kitchen with 3cm two toned quartz countertops, 42" cabinets and a large walk through pantry leading to the mudroom for easy grocery access. Upper floor has four bedrooms, central bonus room and convenient laundry room. The Master bedroom has a large walk-in closet and a spa inspired bathroom with a soaker tub for ultimate relaxation. This home is walking distance to green space and playground! Photos of previous build interior colours are represented in the photos. \$3,000 appliance allowance, rough grading included. HOA TBD.

Listing Presented By:



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