

## \$936,016 - 5455 Kootook Road, Edmonton

MLS® #E4438953

**\$936,016**

4 Bedroom, 2.50 Bathroom, 2,583 sqft

Single Family on 0.00 Acres

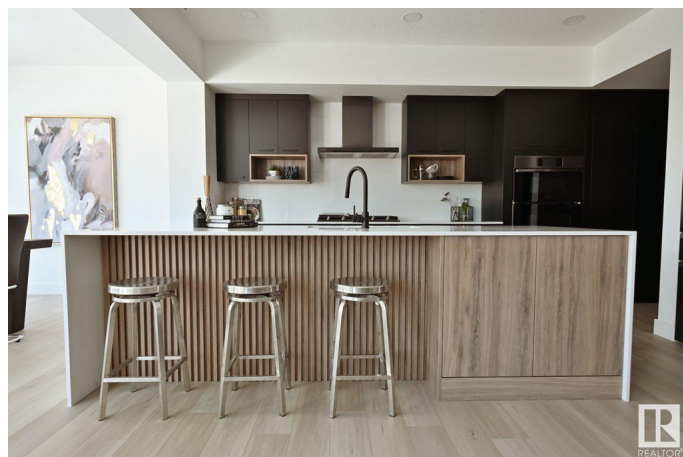
Keswick Area, Edmonton, AB

Award winning builder, Kanvi Homes, presents The Zen. Featuring an open concept floorplan that offers a seamless flow from one room to the next, the unobstructed sightlines that allows natural light to flood the space, creating a bright and airy atmosphere. The trending wood slat features are prominently showcased on the living room's fireplace wall, adding a touch of modern elegance, and cleverly integrated into the kitchen island, providing a cohesive look throughout the home. The home is completed with 4 bedrooms, a full black stainless kitchen appliance package, second floor bonus room and laundry and an elegant primary bedroom with feature fireplace located in the Arbours of Keswick, just minutes away from K-9 schools and the Anthony Henday. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438953  |
| Price      | \$936,016 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,583                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5455 Kootook Road |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2Z5           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas Stove Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl                          |
| Exterior Features | No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Fiber Cement, Stone, Vinyl                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                35  
Zoning                              Zone 56



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Listing information last updated on July 2nd, 2025 at 6:32am MDT