\$954,608 - 5455 Kootook Road, Edmonton

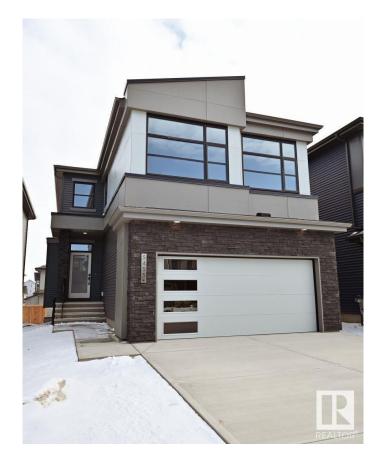
MLS® #E4438953

\$954,608

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, 2.5 baths, a full black stainless kitchen appliance package, second floor bonus room and laundry, AC and window coverings. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.





Built in 2025

Essential Information

| MLS® # | E4438953 |
|----------------|-----------|
| Price | \$954,608 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,583 |
| Acres | 0.00 |

| Year Built | 2025 |
|------------|------------------------|
| Туре | 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 | Air Conditioner, 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 | Air Conditioning-Central, See Remarks, Curtains and Blinds |
| 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 Days on Market Zoning May 28th, 2025 84 Zone 56



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 August 20th, 2025 at 12:47pm MDT