

## \$845,000 - 5449 Kootook Road, Edmonton

MLS® #E4440947

**\$845,000**

3 Bedroom, 3.00 Bathroom, 2,428 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

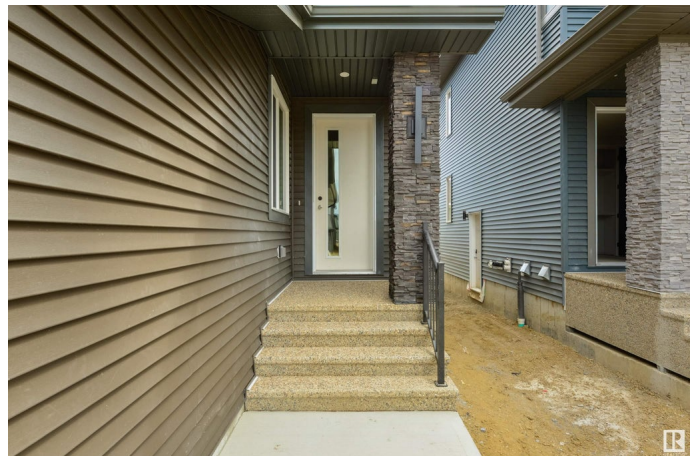
LUXURY In Keswick! At over 2400 sq ft., this stunning two-story home features high end finishes and an expertly designed floor plan. Prepare to be wowed by the custom details and surplus of windows bringing an abundance of sunlight throughout. The open concept main floor boasts an upscale kitchen with butler's pantry, custom hood fan and beautiful quartz countertops and backsplash. Built in bar close to dining for extra entertaining space. The bright and spacious living room is open to above and features a stunning fireplace feature. A large mudroom, full bathroom and bedroom/office with designer doors complete the main floor. Upstairs is home to an expansive master bedroom with large walk-in closet, fireplace and spa-like 5 pc ensuite plus soaker tub. There are two additional bedrooms, a second 5 pc bath, a bonus room and a laundry upstairs. Toe kick lighting throughout, pot filler, engineered hardwood, custom railing this homes offers all the features you find in a million dollar plus home.

Built in 2025

### Essential Information

MLS® # E4440947

Price \$845,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,428                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5449 Kootook Road |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4W1           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Stories           | 2                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl |
| Exterior Features | See Remarks               |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Metal, Stone, Vinyl |
| Foundation        | Concrete Perimeter        |

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        22  
Zoning                    Zone 56

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