# **\$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, 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.



### **Essential Information**

MLS® # E4438953 Price \$954,608

Bedrooms 4

Bathrooms 2.50

Full Baths 2

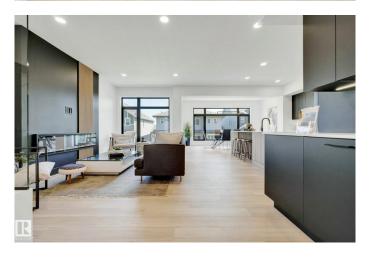
Half Baths 1

Square Footage 2,583

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 5455 Kootook Road

Area Edmonton
Subdivision Keswick
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 May 28th, 2025

Days on Market 112

Zoning Zone 56

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