# \$774,000 - 5453 Kootook Road, Edmonton

MLS® #E4421986

## \$774.000

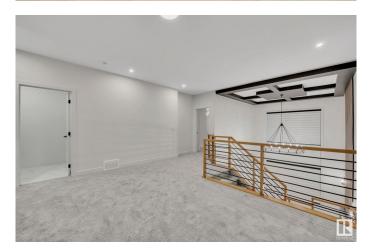
4 Bedroom, 4.00 Bathroom, 2,336 sqft Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

This stunning 2336 Sq Ft custom built home offers exceptional design and modern upgrades in the trendy community of Arbours of Keswick. With 4 spacious bedrooms, 4 full bathrooms, living room with open to above, bonus room, main + spice kitchen, a dedicated prayer room and separate entrance to the basement. Upgraded kitchen featuring quartz countertops, waterfall island, custom cabinetry, pot & pan drawers, and built-in appliances. Home features 9 ft ceilings throughout the basement, main floor, and second floor; custom master shower, soft-close cabinetry; upgraded railing, lighting fixtures & hardware. High-efficiency furnace, upgraded roof & insulation, and custom ceiling designs add both comfort and style. Other features include Upstairs laundry room, walk-in closets with MDF shelving & organizers; gas lines to the deck, kitchen, and garage; upgraded elevation with stone, premium vinyl siding, and front concrete steps. Walking distance to a pond, trails, school, and park. Move in ready!







Built in 2024

### **Essential Information**

MLS® # E4421986 Price \$774,000

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,336 Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 5453 Kootook Road

Area Edmonton

Subdivision Keswick Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2Z5

## **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural

Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling

Parking Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features ensuite bathroom

Appliances Appliances Negotiable, Garage Control, Garage Opener,

Humidifier-Power(Furnace), Window Coverings, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan, Remote Control, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping

Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 19th, 2025

Days on Market 60

Zoning Zone 56

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Listing information last updated on April 19th, 2025 at 11:32pm MDT