

# \$993,698 - 5517 Kootook Road, Edmonton

MLS® #E4420875

**\$993,698**

4 Bedroom, 2.50 Bathroom, 2,584 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Award winning - builder of the year, Kanvi Homes presents The Zen Boho. A sanctuary of modern luxury, this 2,583 sf. walkout home offers unparalleled tranquility, backing onto a serene pond. Nestled in the prestigious Arbours of Keswick, this 4 bedroom, 2.5 bath residence blends contemporary elegance with natural beauty. At the heart of the home, a striking 100 inch Napoleon fireplace anchors the open-concept main floor, where 9 foot ceilings and expansive windows frame breathtaking views. The chef-inspired kitchen stuns with sage green cabinetry, a quartz waterfall island, and premium Samsung stainless steel appliances. Retreat to the primary bedroom, a haven of relaxation with a 60 inch fireplace, spa-like ensuite with a freestanding tub, and a walk-in closet - all while overlooking the tranquil pond. Outdoor living shines with a wrap-around vinyl deck, seamlessly connecting indoor elegance with nature.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4420875  |
| Price  | \$993,698 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,584                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5517 Kootook Road |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1A6           |

### **Amenities**

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

### **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, Asphalt, Stucco, Vinyl  
Exterior Features Backs Onto Lake, No Backyard, Shopping Nearby, Stream/Pond  
Roof Asphalt Shingles  
Construction Wood, Asphalt, Stucco, Vinyl  
Foundation Concrete Perimeter

## Additional Information

Date Listed February 8th, 2025  
Days on Market 55  
Zoning Zone 56



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Listing information last updated on April 4th, 2025 at 9:18am MDT