

## \$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	58
Zoning	Zone 56

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Listing information last updated on April 18th, 2025 at 6:32am MDT