

## \$954,608 - 5455 Kootook Road, Edmonton

MLS® #E4438953

**\$954,608**

4 Bedroom, 2.50 Bathroom, 2,583 sqft

Single Family on 0.00 Acres

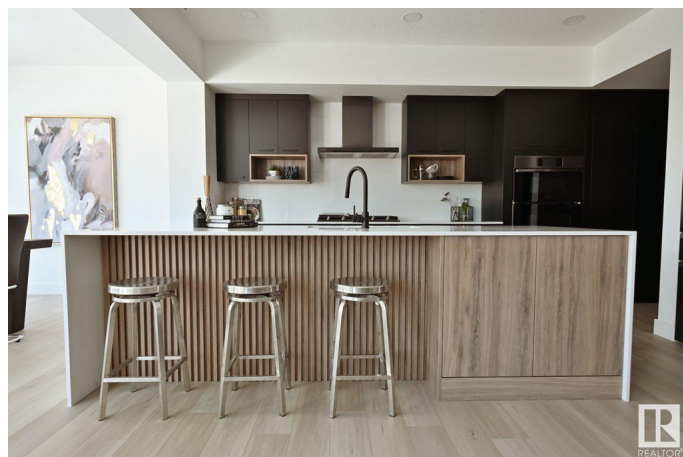
Keswick Area, Edmonton, AB

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.

Built in 2025

### 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 Area
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 82  
Zoning Zone 56



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 12:02am MDT