

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

MLS® #E4438953

**\$954,608**

4 Bedroom, 2.50 Bathroom, 2,583 sqft

Single Family on 0.00 Acres

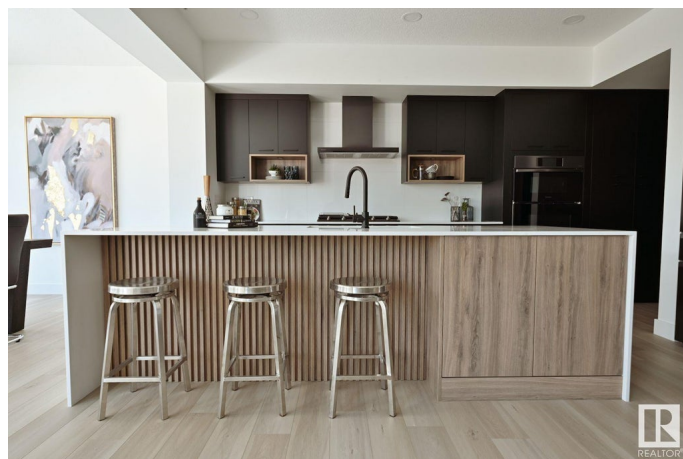
Keswick Area, Edmonton, AB

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 92  
Zoning Zone 56



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Listing information last updated on August 28th, 2025 at 12:02pm MDT