

## \$749,900 - 5453 Kootook Road, Edmonton

MLS® #E4421986

**\$749,900**

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 \$749,900

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   |
| Is Waterfront | Yes   |

### 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 | 185                 |
| Zoning         | Zone 56             |

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Listing information last updated on August 22nd, 2025 at 9:31pm MDT