

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$579,888 - 5415 Kootook Road, Edmonton

MLS® #E4409835

**\$579,888**

3 Bedroom, 2.50 Bathroom, 1,886 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Showstopper in Keswick with SIDE ENTRANCE and pond views! This stunning home features a double attached garage and a welcoming foyer that leads to a 2pc bath, closet space, a convenient mudroom and the main living area. Enjoy the open-concept living area, highlighted by a luxurious kitchen equipped with a full tiled backsplash, stone countertops, and a walk-through pantry for easy access. Upstairs, discover a spacious bonus room, a dedicated office, a laundry room, and a main 4pc bath, plus three bedrooms. The owner's suite is a retreat with a walk-in closet and a 5pc ensuite featuring double sinks. Basement rough ins completed to make future basement development easy. \$3,000 appliance allowance and rough grading included. Photos of previous build, interior colours are represented and not all upgrades in listed home. HOA TBD. Possession 35-45 days after removal.

Built in 2024

## Essential Information

MLS® #	E4409835
Price	\$579,888
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5415 Kootook Road
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5J3

### **Amenities**

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 10th, 2024
Days on Market	183
Zoning	Zone 56
HOA Fees	9
HOA Fees Freq.	Annually

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 April 11th, 2025 at 1:02pm MDT