

# \$954,000 - 5455 Kootook Road, Edmonton

MLS® #E4464658

## \$954,000

4 Bedroom, 2.50 Bathroom, 2,551 sqft  
Single Family on 0.00 Acres

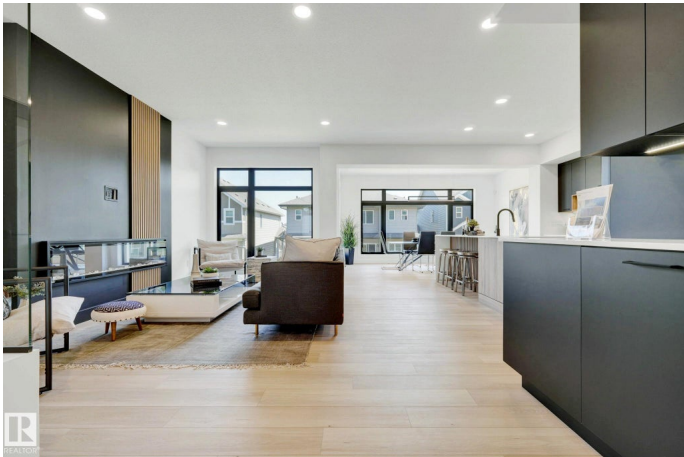
Keswick, Edmonton, AB

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 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464658  |
| Price          | \$954,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,551     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5455 Kootook Road |
| Area        | Edmonton          |
| Subdivision | Keswick           |
| 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, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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                      November 3rd, 2025

Days on Market                7

Zoning                            Zone 56

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Listing information last updated on November 10th, 2025 at 8:17am MST