

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 | 177                |
| Zoning         | Zone 56            |
| HOA Fees       | 9                  |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 5th, 2025 at 1:47pm MDT