

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$602,400 - 5442 Kootook Road, Edmonton

MLS® #E4422373

## \$602,400

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

Keswick Area, Edmonton, AB

Stunning Keswick Home on a corner lot with SIDE ENTRANCE walking distance to ponds & playground. This showstopper boasts a double attached garage, rear deck and a thoughtfully designed layout. Step into a welcoming foyer leading to a 2pc bath, mudroom, and spacious open-concept living area featuring a dream kitchen with a full tiled backsplash, 3m two toned quartz countertops, 42" timeless wood toned cabinets, and a walk-through pantry for seamless organization. Sliding doors in the dining room lead out to a included deck. Upstairs, enjoy a central bonus room to connect as a family, a dedicated office, laundry room, and a 4pc main bath. Three bedrooms include a primary bedroom with a walk-in closet and 4pc ensuite. Basement rough-ins are complete for future development. \$3,000 appliance allowance and rough grading included. Under construction – tentative completion July. Photos from a previous build; interior colors are not represented, upgrades may vary. HOA TBD.

Built in 2025

## Essential Information

MLS® #	E4422373
Price	\$602,400
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5442 Kootook Road
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Z7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, 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, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 21st, 2025
Days on Market	43
Zoning	Zone 56
HOA Fees	1
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 4th, 2025 at 11:02pm MDT