

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 an 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 end of 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 54

Zoning Zone 56

HOA Fees 1

HOA Fees Freq. Annually

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Listing information last updated on April 16th, 2025 at 7:32pm MDT