

# \$774,900 - 5491 Kootook Road, Edmonton

MLS® #E4455478

**\$774,900**

4 Bedroom, 3.00 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

**BACKING TO POND | WALKOUT.** This stunning custom-built walkout home in the sought-after community of Arbours of Keswick offers modern design, high-end finishes, and serene pond views. Featuring 4 spacious bedrooms, 3 full bathrooms, and a thoughtfully designed layout, this home is perfect for families looking for comfort and elegance. The main floor includes an open-to-above living room with a striking feature wall, a full bedroom with adjacent bathroom, a dining area with balcony access overlooking the pond, and a chef's dream kitchen with quartz countertops, a center island, custom cabinetry, built-in appliances, plus a separate spice kitchen with gas range. Upstairs, discover a large bonus room, convenient laundry room, and 3 bedrooms including the primary suite with a luxurious ensuite and picturesque pond views. Walk-in closets with MDF shelving and organizers. Unfinished walkout basement, with a separate entrance, offers endless possibilities for customization. Secondary furnace included. AC Included

Built in 2023

## Essential Information

MLS® # E4455478

Price \$774,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,208                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5491 Kootook Road |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4Z5           |

### Amenities

|               |                                                         |
|---------------|---------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Walkout Basement, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                  |
| Is Waterfront | Yes                                                     |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Stories           | 2                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                           |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Airport Nearby, Backs Onto Lake, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | Stream/Pond        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 56           |

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Listing information last updated on September 3rd, 2025 at 7:17pm MDT