

# \$979,577 - 5525 Kootook Road, Edmonton

MLS® #E4420971

**\$979,577**

3 Bedroom, 2.50 Bathroom, 2,527 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Kanvi Homes presents The Vita26 Walkout. A masterpiece of modern design, this 2,585 sq. ft. walkout home offers unrivaled pond views with no rear neighbours. Located in the coveted Arbours of Keswick, this 3 bedroom, 2.5 bath home is tailored for families and entertainers alike. The chef's kitchen makes a bold statement with black and oak dual-tone cabinetry, quartz countertops, and premium Samsung appliances, including a gas cooktop and wall oven. A 100 inch Napoleon fireplace, framed by a dramatic black feature wall, serves as the focal point of the inviting living space. Upstairs, the primary bedroom is a true retreat, featuring serene pond views, a spa-inspired ensuite with a dual vanity, a soaking tub, and a 60 inch Napoleon fireplace. A main floor den and oversized secondary bedrooms ensure ample space for work and relaxation. Seamlessly blending style and functionality.

Built in 2024

## Essential Information

MLS® # E4420971

Price \$979,577

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,527                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5525 Kootook Road |
| Area        | Edmonton          |
| Subdivision | Keswick Area      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1A5           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, HRV System, Natural Gas Stove Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| Is Waterfront  | Yes   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, No Back Lane, Playground Nearby, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Asphalt, Stone, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 81                  |
| Zoning         | Zone 56             |

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