

\$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 | 71 |
| Zoning | Zone 56 |

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