

# \$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	87
Zoning	Zone 56

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 May 8th, 2025 at 2:02pm MDT