

# \$584,888 - 5442 Kootook Road, Edmonton

MLS® #E4445219

## \$584,888

3 Bedroom, 2.50 Bathroom, 1,886 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Stunning QUICK POSSESSION corner-lot home in Keswick with SIDE ENTRANCE, steps from ponds and a playground. This under-construction beauty features a double attached garage, rear deck, and \$3,000 appliance allowance. The open-concept main floor showcases a dream kitchen with 3m quartz countertops, full tile backsplash, 42" wood-toned cabinets, and a walk-through pantry. Sliding patio doors off the dining area lead to the included deck. Upstairs offers a central bonus room, office, laundry, 4pc main bath, and 3 bedrooms—including a spacious primary with walk-in closet and 4pc ensuite. Basement has rough-ins for future development. Rough grade included. Possession 35-45 days after removal of conditions. Photos from a previous build & may differ; interior colors are not represented, upgrades may vary. HOA TBD.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445219  |
| Price      | \$584,888 |
| 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           |
| Is Waterfront | Yes                              |

### 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    | July 1st, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 56        |
| HOA Fees       | 1              |
| HOA Fees Freq. | Annually       |

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 August 1st, 2025 at 11:47pm MDT