

# \$993,698 - 5517 Kootook Road, Edmonton

MLS® #E4420875

**\$993,698**

4 Bedroom, 2.50 Bathroom, 2,584 sqft  
Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Award winning - builder of the year, Kanvi Homes presents The Zen Boho. A sanctuary of modern luxury, this 2,583 sf. walkout home offers unparalleled tranquility, backing onto a serene pond. Nestled in the prestigious Arbours of Keswick, this 4 bedroom, 2.5 bath residence blends contemporary elegance with natural beauty. At the heart of the home, a striking 100 inch Napoleon fireplace anchors the open-concept main floor, where 9 foot ceilings and expansive windows frame breathtaking views. The chef-inspired kitchen stuns with sage green cabinetry, a quartz waterfall island, and premium Samsung stainless steel appliances. Retreat to the primary bedroom, a haven of relaxation with a 60 inch fireplace, spa-like ensuite with a freestanding tub, and a walk-in closet - all while overlooking the tranquil pond. Outdoor living shines with a wrap-around vinyl deck, seamlessly connecting indoor elegance with nature.

Built in 2023

## Essential Information

MLS® # E4420875

Price \$993,698



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,584
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5517 Kootook Road
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A6

### **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**

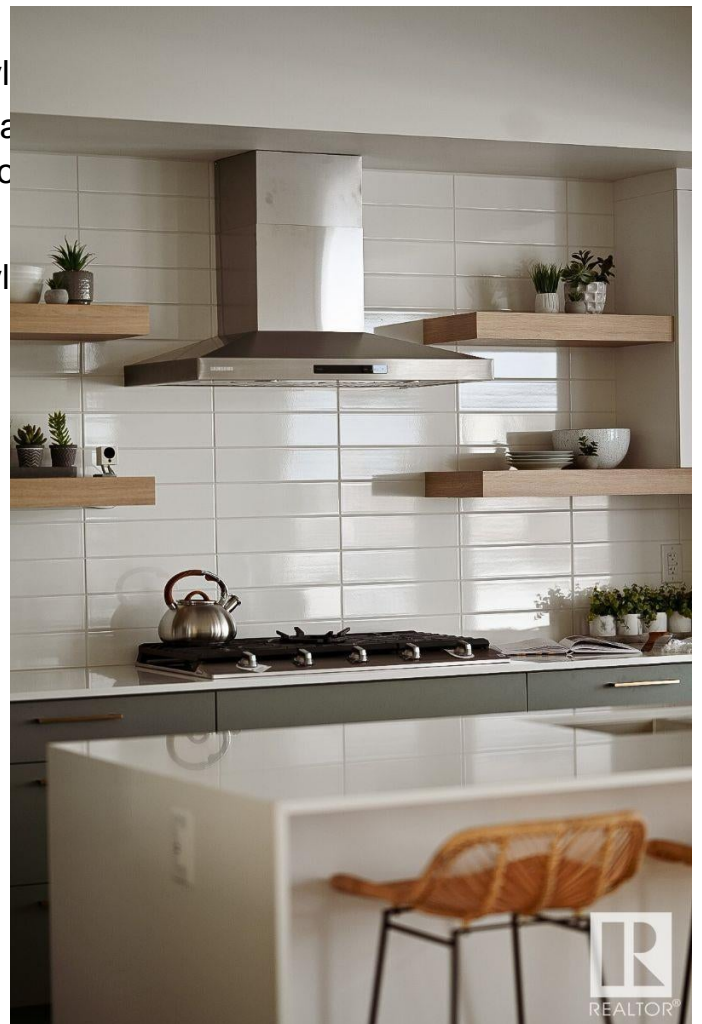
Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Asphalt, Stucco, Vinyl
Exterior Features	Backs Onto Lake, No Backyard, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stucco, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 8th, 2025
Days on Market	34
Zoning	Zone 56



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