

## \$949,000 - 5548 Kootook Drive, Edmonton

MLS® #E4446137

**\$949,000**

3 Bedroom, 2.50 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Experience the pinnacle of luxury living in this impeccably crafted home, featuring premium finishes and thoughtful design throughout. From the entry, enjoy shiplap wainscoting, brand new hardwood floors, and barn doors to a spacious den. The open-concept main floor offers soaring ceilings, a linear brick fireplace, and a glass back wall with sliding doors to the south-facing yard. The chef's kitchen boasts quartz counters, a waterfall island, two-tone cabinetry, premium appliances including a gas cooktop and Miele built-in coffee machine. The primary suite features tray ceilings, custom walk-in closet, and a newly renovated spa-like ensuite with freestanding tub and walk-in shower. Upstairs offers a bonus room, two bedrooms, full bath, and laundry. Additional highlights: central A/C, Sonos audio, Tesla charger hook up capability, dog wash, security cameras, Lutron lighting, heated floors, built-in Christmas lights, and smart home integration.

Built in 2021

### Essential Information

MLS® #	E4446137
Price	\$949,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,207
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5548 Kootook Drive
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4W1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, Hot Water Instant, No Smoking Home, Open Beam, Vaulted Ceiling, HRV System
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	54
Zoning	Zone 56
HOA Fees Freq.	Annually

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Listing information last updated on August 28th, 2025 at 9:17pm MDT