

\$485,000 - 16207 54b Street, Edmonton

MLS® #E4434642

\$485,000

4 Bedroom, 3.00 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

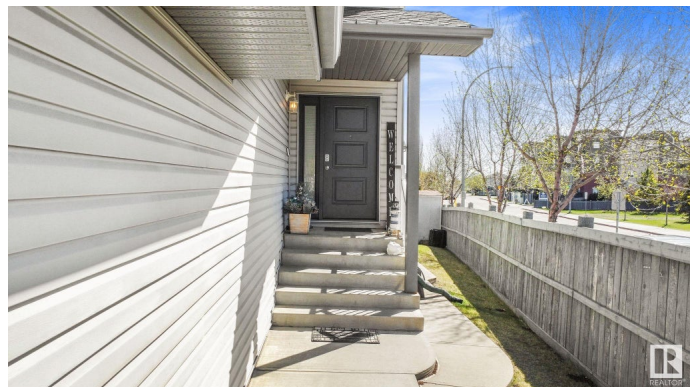
Hollick-Kenyon, Edmonton, AB

Pride of ownership is evident in this meticulously maintained, Fully Loaded home with Central Air Conditioning. 2400 Sq. Ft. of Developed Living Space, Other upgrades and features include: Shingles (2023), Very expensive composite Front Door and Window (2024), Vinyl Plank flooring in Kitchen, Dining area and Hall, Stainless Kitchen appliances, Updated Kitchen (2025), Main floor Laundry with front load Washer and Dryer , Hardwood in main floor Family room with a Natural gas Fireplace that just shines, New Basement Development with permits (2024), Central vac and attachments, Heated Attached Garage, Extra Large Driveway (39' deep, parks 3 cars wide and 2 deep), Deck complete with Natural Gas BBQ Included and a patio out back that receives sun all day if you want. This home shows like new!! You can also watch the kids walk to school and play in the park. This Home will not Disappoint!!!

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4434642 |
| Price | \$485,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 2 |
| Square Footage | 1,744 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 16207 54b Street |
| Area | Edmonton |
| Subdivision | Hollick-Kenyon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 0E8 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, Deck, Exterior Walls- 2"x6", Patio, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Heated, Insulated, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Heatilator/Fan, Tile Surround, See Remarks |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 03 |

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Listing information last updated on May 12th, 2025 at 3:47pm MDT