# \$574,900 - 394 Hollick-kenyon Road, Edmonton

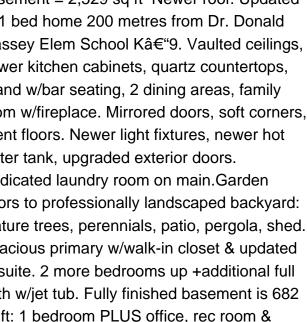
MLS® #E4448179

#### \$574.900

4 Bedroom, 2.50 Bathroom, 1.846 sqft Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 school, playground, soccer field. 4 bedroom PLUS office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft Newer roof. Updated 3+1 bed home 200 metres from Dr. Donald Massey Elem School Kâ€"9. Vaulted ceilings. newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank, upgraded exterior doors. Dedicated laundry room on main.Garden doors to professionally landscaped backyard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 more bedrooms up +additional full bath w/jet tub. Fully finished basement is 682 sq ft: 1 bedroom PLUS office, rec room & roughed-in plumbing for future bathroom. Backing green space, ball diamond, soccer field & playground. Taxes \$4,868.14 in 2024. Lot size 604.59 sq m. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage.









Built in 1994

## **Essential Information**

MLS®# E4448179 Price \$574,900

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,846

Acres 0.00

Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 394 Hollick-kenyon Road

Area Edmonton

Subdivision Hollick-Kenyon

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 2T7

#### **Amenities**

Amenities Patio

Parking Spaces 4

Parking Double Garage Attached, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Heatilator/Fan, Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Dr D Massey, St Dominic Middle Dr D Massey, JJ Bowlen High ME Lazerte, Arch O'Leary

## **Additional Information**

Date Listed July 17th, 2025

Days on Market 14

Zoning Zone 03

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Listing information last updated on July 31st, 2025 at 3:48pm MDT