

## \$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
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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	2
Zoning	Zone 03

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Listing information last updated on May 7th, 2025 at 1:02am MDT