

## \$649,900 - 16221 54a Street, Edmonton

MLS® #E4425262

**\$649,900**

7 Bedroom, 4.00 Bathroom, 2,649 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

-2 Bedroom LEGAL Suite with Separate Entrance - Welcome to this stunning home in Hollick-Kenyon, offering 7 bedrooms, 4 full baths, and approximately 3700 sqft of livable space. The main floor features a den/bedroom, formal dining, living, and family rooms with hardwood flooring. Enjoy a gourmet kitchen with granite countertops, maple cabinets and a gas fireplace. Granite counters and Porcelain Tiles are used throughout the home, 9 Foot ceilings on Main and Upstairs. The primary bedroom boasts a 5 piece ensuite and 2 walk-in closets. The legal basement suite, completed 3 years ago, includes 2 bedrooms, 1 full bath, separate laundry, and a full kitchen with granite. Located on a corner lot with a double attached garage, fully landscaped yard, and deck. Two high efficiency furnaces and natural gas hookups for BBQ and stove. A beautiful home awaits you.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425262  |
| Price      | \$649,900 |
| Bedrooms   | 7         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,649                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 16221 54a Street |
| Area        | Edmonton         |
| Subdivision | Hollick-Kenyon   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0E9          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr Donald Massey School |
| Middle     | Dr Donal Massey School  |
| High       | M.E Lazerte School      |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 12th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 49 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 03 |
|--------|---------|

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Listing information last updated on April 30th, 2025 at 3:32pm MDT