

## **\$498,800 - 5308 164 Avenue, Edmonton**

MLS® #E4439333

**\$498,800**

3 Bedroom, 2.50 Bathroom, 1,917 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this STUNNING, 2 storey home situated in the desirable community of Hollick-Kenyon! Features 1917 sqft of 3 bedrooms/2.5 bathrooms/living room/family room & a double attached garage. Main floor offers open concept layout living room with bright windows/cozy fireplace/TV niche/hardwood floorings throughout. Spacious kitchen boasts modern cabinetries/nice backsplash tiles/ corner pantry/centre kitchen island/granite counters/adjacent to dining area overlooking to deck & beautiful fenced yard, your private oasis for relaxation. Convenient main floor 1/2 bath & laundry area. Upstairs c/w 3 generous bedrooms & large family room with natural light pouring through its many windows. King-sized master bedroom boasts a 4pc en-suite bathroom incl jacuzzi. Second 4 piece bathroom completes the upper level. Basement is utility rm & lots of spaces for future development. Easy access to public transp/school/playground/shopping & all amenities. Shows 10/10! Come check this out & make this GORGEOUS HOME YOURS!

Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4439333  |
| Price  | \$498,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,917                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5308 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 03        |

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Listing information last updated on June 9th, 2025 at 10:47pm MDT