

## \$539,900 - 408 Hollick-kenyon Road, Edmonton

MLS® #E4435533

**\$539,900**

4 Bedroom, 2.50 Bathroom, 2,413 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Impressive family home BACKING PARK, featuring a TRIPLE 21x37 tandem garage, AC, 4 bedrooms & 2.5 baths. You are welcomed in to find a bright & spacious entry that opens to the living & dining room with hardwood floors. The kitchen offers plenty of cabinets, stainless steel appliances, corner pantry & island that looks over the breakfast nook & family room with cozy fireplace. Guest bath complements the functional layout. Moving upstairs you will LOVE retreating to the king sized primary suite with fireplace, walk in closet & luxurious ensuite with soaker tub. 3 more bedrooms are all generous in size, 4pc main bath & laundry room complete the upper level. The basement is unfinished & provides awesome potential for extra living space. ENJOY the fenced & landscaped yard with deck, hot tub & direct access to the green space & DR MASSEY SCHOOL, plus steps away from parks, Hollick Kenyon Lake, shopping & all amenities.

Built in 1996

### Essential Information

MLS® #	E4435533
Price	\$539,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,413
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	408 Hollick-kenyon Road
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T9

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Tub, See Remarks
Parking	Tandem, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 03

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Listing information last updated on May 12th, 2025 at 4:02am MDT