

Courtesy Of Rod F Thompson Of Method Realty

# \$529,000 - 15514 52a Street, Edmonton

MLS® #E4442507

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,417 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

LIKE NEW CONDITION ~ AMAZING FLOOR PLAN ~ GORGEOUS BACK YARD - The moment you drive up you can see that this home is special. From the meticulous landscaping, vinyl fencing, u/g sprinklers to the incredible curb appeal. Located in the sought after community of Hollick Kenyon with easy access to parks, schools, shopping and transportation, it doesn't get much better! There's a large south facing front porch as you enter the home, and inside you are greeted by a large 2 storey foyer that will blow your guests away. Upstairs you have a large open concept living space that is flooded with natural light through the large windows. Walk through to the large deck overlooking the huge back yard. The kids will love this yard and you'll enjoy the warm evenings in the hot tub. There's two bedrooms on the main level and a gorgeous master upstairs over the garage. On the lower level you have an incredible family room, perfect for a gym or movie night. Most of all, this home is loved with TLC everywhere you look.



Built in 2009

## Essential Information

MLS® # E4442507  
Price \$529,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,417
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15514 52a Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2X5

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Gazebo, Hot Tub, Sprinkler Sys-Underground
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
Zoning	Zone 03

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