

## \$420,550 - 15571 59a Street, Edmonton

MLS® #E4455072

**\$420,550**

2 Bedroom, 1.50 Bathroom, 1,261 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Step into a home designed for comfort, convenience, and connection. This 2-bedroom, 2-bathroom gem offers everything you need on one level—including main-floor laundry—making everyday living effortless. All the important updates have already been done for you, so you can move in with confidence knowing the furnace, hot water tank, windows, and more are taken care of. What truly sets this home apart is the outdoor space. With one of the largest yards in the community, you™ll have endless opportunities for gardening, relaxing, or hosting family get-togethers under the open sky. Tucked into a quiet cul-de-sac-style neighbourhood, this property offers peace, privacy, and a true sense of community with like-minded neighbours. Here, life isn™t just about downsizing—it™s about upgrading your lifestyle. From low-maintenance living to a welcoming atmosphere, this home is sure to have you loving life and living well.

Built in 1991

### Essential Information

MLS® # E4455072

Price \$420,550

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,261         |
| Acres          | 0.00          |
| Year Built     | 1991          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15571 59a Street |
| Area        | Edmonton         |
| Subdivision | Hollick-Kenyon   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2N9          |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Front Drive Access, Single Garage Attached                                |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | Full, Unfinished                                            |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 48                |
| Zoning         | Zone 03           |
| HOA Fees       | 70                |
| HOA Fees Freq. | Monthly           |

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Listing information last updated on October 15th, 2025 at 1:33pm MDT