

## **\$394,500 - 5119 164 Avenue, Edmonton**

MLS® #E4445935

### **\$394,500**

3 Bedroom, 2.50 Bathroom, 1,496 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Live the Good Life in Hollick-Kenyon, Edmonton! Tucked away on a quiet street and backing onto green space, this beautifully cared-for 3 bedroom, 2.5 bath half-duplex offers comfort, space, and convenience. Featuring central A/C, durable tile flooring, and a bright, open-concept layout, the main floor includes a cozy gas fireplace in the living room, a modern kitchen with stainless steel appliances, and patio doors leading to a spacious deck—perfect for relaxing or entertaining. Upstairs, the primary suite overlooks peaceful greenbelt views and comes with a generous walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a bonus room with custom built-ins offer flexible living space for growing families or work-from-home needs. The unfinished basement is ready for your ideas. Step outside to a fully landscaped yard with no rear neighbours, and enjoy quick access to walking trails, parks, schools, shopping, and the Anthony Henday. A fantastic place to call home!

Built in 2007

### **Essential Information**

MLS® #	E4445935
Price	\$394,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5119 164 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H5

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back

Lane, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 03

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