

## \$399,900 - 16218 56 Street, Edmonton

MLS® #E4450478

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

GREAT VALUE! Welcome to this freshly painted 2-storey home, ideally located on a quiet street in the heart of Hollick-Kenyon. With 3 bedrooms, 2.5 bathrooms, and over 1,440 sq ft of living space, this home offers the perfect blend of comfort, space, and value for growing families. The main floor offers a bright living room, main floor laundry, and a functional kitchen with stainless steel appliances and plenty of storage. Upstairs features three bedrooms, including a spacious primary with ensuite and jetted tub. Outside, enjoy summer evenings on the large backyard deck, and the convenience of a double detached garage. The unfinished basement provides plenty of potential for future development. Located close to schools, parks, transit, and all the amenities you need, this is a fantastic opportunity to get into a well-cared-for home in a family-friendly community. Don't miss your chance to own this affordable gem in a prime northeast Edmonton location!

Built in 1994

### Essential Information

MLS® # E4450478

Price \$399,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,444                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16218 56 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2V1         |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, Vinyl Windows |
| Parking   | Double Garage Detached                                                                |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks |
| 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 | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 03         |

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Listing information last updated on August 2nd, 2025 at 12:17pm MDT