

\$539,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4451828

\$539,900

4 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 Dr. Donald Massey Elem, playground, soccer field + ball diamonds. 4 bed + office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft. Newer shingles (2018). Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, new appliances in 2021, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank (2009), upgraded exterior doors. Laundry room on main. Garden doors to professionally landscaped yard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 bedrooms up: both w/oversized closets. Top floor has full bath w/jet tub. Finished basement is 682 sq ft: 1 bedroom + office, rec room & roughed-in plumbing for future bathroom. Furnace original (1994). Windows replaced in the last 10 yrs. Taxes \$4,868.14 in 2024. Lot size 604.59 sq m. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage



Built in 1994

Essential Information

MLS® # E4451828

Price \$539,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	394 Hollick-kenyon Road
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T7

Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Heatilator/Fan, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr D Massey, St Dominic
Middle	Dr D Massey, JJ Bowlen
High	ME Lazerte, Arch O'Leary

Additional Information

Date Listed	August 7th, 2025
Days on Market	70
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 7:47pm MDT