

Courtesy Of Dave B Johnston Of RE/MAX River City

## **\$598,500 - 16135 56 Street, Edmonton**

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MLS® #E4459812

### **\$598,500**

4 Bedroom, 3.00 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Original owner with pride of ownership located in a quiet culdesac in the Hollick Kenyon neighborhood. This outstanding bilevel style home has it all 2+2 bedrooms, 3 full bathrooms, almost 1,700 sq ft on main floor and 3,000 sq ft of developed living space throughout this custom built home by Pompei Homes in 1994. The main floor has a large family room, private dining area, large open oak kitchen, family room, gas fireplace, 2 large bedrooms, 4 piece bathroom, and the primary bedroom has a 4 piece ensuite. The fully finished basement has a full oak kitchenette with 4 appliances, second family, 2 large bedrooms, 4 piece bathroom, cold room, seperate laundry room, large windows, new flooring, new furnace 8months ago, and hot water tank. The exterior has vinyl siding with brick accents, shingles 1 yr ago, exposed aggregate driveway and sidewalks, attached aggregate deck, fully fenced, and a large garden out back. The garage is fully finished with garage opener and controller. This home shows a 10 out of 10

Built in 1994

### **Essential Information**

MLS® # E4459812

Price \$598,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,690                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16135 56 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2T9         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Vacuum System Attachments, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Vinyl                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 27th, 2025

Days on Market                44

Zoning                            Zone 03

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