

## \$414,900 - 16405 53 Street, Edmonton

MLS® #E4437570

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Beautifully maintained home with modern updates and plenty of space for family living featuring 3 bedrooms & 2.5 baths. Stylish kitchen with plenty of cabinetry, corner pantry and updated stainless steel appliances. Enjoy casual meals or entertaining in the adjacent dining area. The bright living room features a fireplace, 9' ceilings, large windows and warm hardwood flooring. Moving upstairs you will LOVE The spacious primary suite that includes a 4pc ensuite & walk in closet. 2 Additional bedrooms are generously sized, ideal for guests, kids, or a home office. RELAX in the bonus room that is filled with natural light. Step outside to a large, private backyard with deck—perfect for outdoor dining, gardening, or play. Located in a friendly neighborhood close to schools, parks, and amenities. Move-in ready!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437570  |
| Price          | \$414,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,582     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2007          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16405 53 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H5         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., Deck, See Remarks |
| Parking   | Single Garage Attached           |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 21st, 2025

Days on Market 6

Zoning Zone 03

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Listing information last updated on May 27th, 2025 at 11:17am MDT