



**Edmonton** **Hollick-Kenyon LP: \$525,000**  
 16522 56 ST NW T5Y 3M7 SP: M

**Listing ID #** E4483381 **ACTIVE**  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 2005  
**Full Baths** 3  
**Half Baths** 1  
**Total Baths** 3.1  
**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 4  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 1,778.54  
**Tot Flr AG SqM** 165.23

[URL-Virtual Tour](#) [URL-Brochure](#)

Your family is ready to come home to this 2 storey home with attached garage in desirable Hollick-Kenyon community. The main floor features a very spacious foyer, bright living room & dining space, spacious peninsula kitchen, 2pc bathroom & main floor laundry. Your kitchen offers great storage space and stainless steel appliances. Upstairs, enjoy a king size primary suite with 4pc ensuite & walk in closet plus 2 additional bedrooms (one with walk in closet), with a 4pc bathroom and a south facing bonus room with gas fireplace. This home boasts a finished basement with a family room, a bedroom & 5pc bathroom. An abundance of storage space in the home & in your double attached garage (24' deep)! In the summer enjoy your north facing pie shaped backyard with low deck & storage sheds. Shingles & HWT done in 2025, rough in for central vac. Located on a quiet cul de sac – you are convenient nearby shopping, transit and walking trails.

**Directions**

Living Room	3.73x4.26m	M	Bedroom 3	3.51x3.03m	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.89x2.39m	M	Bedroom 4	2.96x5.30m	L	1	2	M	No	Main	67.41	725.60
Kitchen	3.89x3.07m	M				2	4	U	Yes	Upper	97.82	1,052.93
Family Room	4.15x4.05m	L				3	4	U	No	Above Grd		
Den						4	5	L	No	Lower	61.21	658.86
Bonus Room	5.78x4.46m	U				5				Below Grd		
Primary Bedrm	3.70x4.64m	U				6				Tot Flr AG	165.23	1,778.54
Bedroom 2	3.79x2.77m	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Carpet, Laminate Flooring, Linoleum  
**Features** Deck, Hot Water Natural Gas  
**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent** No  
**2nd Suite** No **Permit By Seller** No  
**Garage Suite** No **Permit**  
**Garden Suite** No **Permit**  
**Lot Shape** Pie Shaped **Front Exposure** South  
**Lot Size SqM** 504.51 **F x D (m)** x  
**Zoning** RSF  
**Tax Amount** \$4,603.14 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds

**Goods Excl**

**Warranty**

**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Corner, Tile Surround

**Site Features** Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Double Garage Attached

**Road Access** Paved Driveway to House

**Park Encl/Tot** 2 / 4 **Garage Dim** 19'3" x 24'11"

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	