

## **\$394,500 - 5119 164 Avenue, Edmonton**

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MLS® #E4445935

**\$394,500**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Live the Good Life in Hollick-Kenyon, Edmonton! Tucked away on a quiet street and backing onto green space, this beautifully cared-for 3 bedroom, 2.5 bath half-duplex offers comfort, space, and convenience. Featuring central A/C, durable tile flooring, and a bright, open-concept layout, the main floor includes a cozy gas fireplace in the living room, a modern kitchen with stainless steel appliances, and patio doors leading to a spacious deck—perfect for relaxing or entertaining. Upstairs, the primary suite overlooks peaceful greenbelt views and comes with a generous walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a bonus room with custom built-ins offer flexible living space for growing families or work-from-home needs. The unfinished basement is ready for your ideas. Step outside to a fully landscaped yard with no rear neighbours, and enjoy quick access to walking trails, parks, schools, shopping, and the Anthony Henday. A fantastic place to call home!



Built in 2007

### **Essential Information**

MLS® #                      E4445935

Price                         \$394,500

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5119 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H5         |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", Vinyl Windows |
| Parking Spaces | 3                                          |
| Parking        | Single Garage Attached                     |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back |

Lane, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 03        |

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Listing information last updated on August 8th, 2025 at 1:02pm MDT