

## \$455,000 - 16225 58 Street, Edmonton

MLS® #E4446347

**\$455,000**

4 Bedroom, 3.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Great opportunity for a young family to add their personal touches to this 1995-built 2-storey home. Plenty of space for a growing family with 4 bedrooms and 4 bathrooms. Ideally located within walking distance to the park, playground, bus service, and Christian School. Open 17' ceilings in the bright living room, Large windows open to the second floor. New vinyl flooring on the main floor, upgraded shingles, and H/E furnace. Keep things cool on summer nights with a central air conditioner. The dining room has patio doors to the deck and a fenced backyard. White kitchen cabinets, corner pantry and working island. 2-piece bath with matching front-loading washer and dryer. Direct access to a double garage from the house. Upstairs we have 3 bedrooms, a Master bedroom with a full ensuite and walk-in closet. Developed basement offers much potential, 3-piece bath, 4th bedroom, and large family room. Great potential for the right buyer.

Built in 1995

### Essential Information

MLS® #	E4446347
Price	\$455,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16225 58 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2W2

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Christian Northeast School
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**Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
Zoning	Zone 03

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Listing information last updated on July 13th, 2025 at 10:32am MDT