

## \$412,800 - 5534 162a Avenue, Edmonton

MLS® #E4447063

**\$412,800**

4 Bedroom, 2.00 Bathroom, 1,151 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Do you work in Fort Saskatchewan and are not ready to leave the big City's amenities?

Welcome to Hollick-Kenyon where a fantastic 4 level-split offers over 2300 sq.ft. of living space for comfort living. Each level is fully finished, providing a warm and inviting atmosphere throughout. The highlights? Air Conditioning for the summer heat, fireplace, and a double detached oversized garage which is perfect for your vehicles and extra storage needs. Recent updates include; added attic insulation, smart thermostat, AC

Built in 1994

### Essential Information

MLS® #	E4447063
Price	\$412,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information



Address	5534 162a Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T8

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Television Connection, Vinyl Windows
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	GeoJet
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Donald Massey School
Middle	John D. Bracco School
High	Archbishop O'Leary School

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 3

Zoning Zone 03

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Listing information last updated on July 12th, 2025 at 7:32pm MDT