

## \$475,900 - 16204 51 Street, Edmonton

MLS® #E4433999

**\$475,900**

3 Bedroom, 3.00 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. This well maintained bilevel has a separate entrance to a lower level inlaws basement suite. Great for an extended family members privacy. This house has only had one owner and it was a custom build with large windows on all levels, above ground basement windows, vaulted ceilings, and a very open floor plan. The kitchen is oak with ceramic tiles. The master bedroom has its own ensuite and walk-in closet. The two upper level full bathrooms have upgraded tile surrounds and also has a full bathroom located on the lower level. This home features an oversized, double attached garage, insulated, drywalled with a forced air gas heater. Enjoy the back yard deck with pergola, only two years old. You will find more bonuses in that the shingles were replaced only two years ago, the house had air conditioning installed three years ago and there are two furnaces.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433999  |
| Price     | \$475,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,124                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16204 51 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3K2         |

### Amenities

|           |                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Walkout Basement |
| Parking   | Front Drive Access                                                                                                                                         |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Appliances        | Air Conditioning-Central, See Remarks |
| Heating           | Forced Air-2, Natural Gas             |
| Stories           | 2                                     |
| Has Suite         | Yes                                   |
| Has Basement      | Yes                                   |
| Basement          | Full, Finished                        |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Brick, Vinyl                                                                                                              |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Asphalt, Brick, Vinyl                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                46

Zoning                            Zone 03

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Listing information last updated on June 16th, 2025 at 7:32pm MDT