

## \$487,000 - 5506 165 Avenue, Edmonton

MLS® #E4454803

**\$487,000**

4 Bedroom, 3.50 Bathroom, 1,768 sqft

Single Family on 0.00 Acres

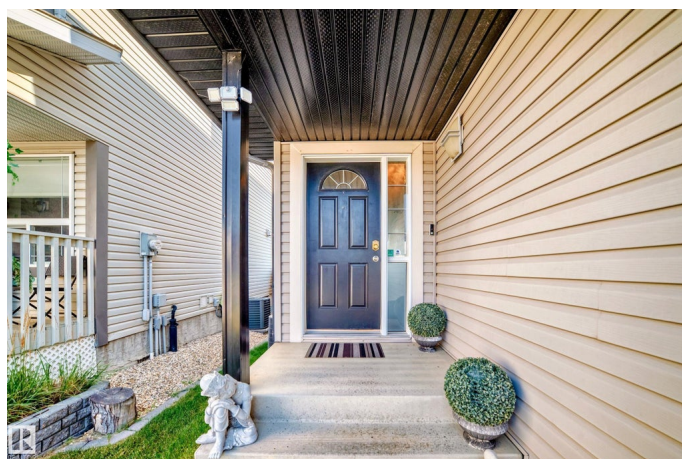
Hollick-Kenyon, Edmonton, AB

WOW....BACKS THE POND!!! Check out the views off this 4 bedroom 3 1/2 bath fully finished beauty in convenient family friendly Hockick Kenyon. You'll love the renovated kitchen, quartz countertops and A/C to keep you cool. Upstairs the huge bonus room has a gas fireplace. Downstairs you'll find a living area, 4th bedroom, 3pce bath and storage room. But the real beauty is when you step outside the kids will love it!!! This house is in a fantastic location close to schools, shopping and easy access to the Henday. This amazing home also includes central A/C.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454803               |
| Price          | \$487,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,768                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5506 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3K8         |

## Amenities

|               |                                                        |
|---------------|--------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking       | Double Garage Attached                                 |
| Is Waterfront | Yes                                                    |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Backs Onto Lake, Fenced, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 03           |

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Listing information last updated on September 4th, 2025 at 5:32am MDT