

## \$565,000 - 16508 56 Street, Edmonton

MLS® #E4436851

**\$565,000**

4 Bedroom, 3.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

This beloved family home in the heart of Hollick-Kenyon has been cared for and cherished over the years. Recently enjoyed as a successful Airbnb, the property is both move-in ready and meticulously finished, offering the perfect blend of warmth, function, and opportunity. Inside, youâ€™ll find a thoughtfully designed interior with comfortable living spaces, well-maintained finishes, and room for everyone. Whether youâ€™re looking to raise a family, entertain guests this home offers the space and flexibility to match your lifestyle. Step outside into the true star of the propertyâ€”an incredible backyard oasis. Landscaped and loved, itâ€™s ideal for summer barbecues, playtime, or quiet evenings under the stars. This is the kind of outdoor space that invites memories to be made. Located in a sought-after neighbourhood known for its parks, schools, and community feel, this is more than a houseâ€”itâ€™s a home waiting for its next story.

Built in 2006

### Essential Information

MLS® # E4436851

Price \$565,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,783                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16508 56 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3M7         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Ceiling 9 ft., Gazebo, Hot Tub, Hot Water Natural Gas, Patio, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Household Goods Included, Refrigerator, Stove-Electric, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Christian Northeast      |
| Middle     | Dr. Donald Massey School |
| High       | Christ the King          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 03        |

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Listing information last updated on May 22nd, 2025 at 7:02pm MDT