

## \$639,980 - 16221 54a Street, Edmonton

MLS® #E4447527

**\$639,980**

6 Bedroom, 4.00 Bathroom, 2,637 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome home to this custom built 2 story and located in one of north Edmonton's nicest family-oriented communities of Hollick Kenyon. This custom built two story offers a traditional main floor with a formal living room and dining room perfect for entertaining. The main floor also offers a full-size bedroom and family room that's wide open to the kitchen. The upper floor offers a large primary bedroom with a 5-piece ensuite and this floor also has an additional 3 bedrooms and full bath. The legal basement suite offers and additional 2 bedrooms a full size kitchen, living room and a laundry room. This home is perfect for a investor or just a larger family looking for a mortgage helper. Located close to all amenities and with in walking distance to schools and public transit.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447527  |
| Price          | \$639,980 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,637     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16221 54a Street |
| Area        | Edmonton         |
| Subdivision | Hollick-Kenyon   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0E9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed July 12th, 2025

Days on Market 10

Zoning Zone 03

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Listing information last updated on July 22nd, 2025 at 5:47am MDT