

## \$395,000 - 16217 57 St, Edmonton

MLS® #E4452272

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this 2 storey 3 bedroom, 2.5 bath detached home! Relax sit-down and enjoy a glass of wine on the front porch, and see the GREAT VALUE this home has to offer! Spacious living room features bay window, dark wide plank laminate flooring. Open Dining room offers plenty of space to host dinners. Redone kitchen with quartz countertop, plenty of storage cabinets, pantry, S/S appliances, ceramic tile flooring. Stunning 2pce bath on main floor. Large primary bedroom upstairs with 2 walk in closets! Full bathroom upstairs, 2 secondary bedrooms, Finished basement with family room for game or movie night, 3pce bath and oversized laundry with stackable washer/dryer. Fully-fenced backyard with deck for family and friends to entertain. Plenty of working space in the detached double insulated garage. Great value in a family friendly neighbourhood of Hollick-Kenyon. Close to schools, grocery stores, gas station, and many more amenities.

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452272  |
| Price     | \$395,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,249                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 16217 57 St    |
| Area        | Edmonton       |
| Subdivision | Hollick-Kenyon |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 2V3        |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached                                |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                            |
| Stories      | 3                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

Date Listed August 10th, 2025

Days on Market 19

Zoning Zone 03

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Listing information last updated on August 29th, 2025 at 1:32pm MDT