

## \$399,900 - 16218 56 Street, Edmonton

MLS® #E4450478

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

GREAT VALUE! Welcome to this freshly painted 2-storey home, ideally located on a quiet street in the heart of Hollick-Kenyon. With 3 bedrooms, 2.5 bathrooms, and over 1,440 sq ft of living space, this home offers the perfect blend of comfort, space, and value for growing families. The main floor offers a bright living room, main floor laundry, and a functional kitchen with stainless steel appliances and plenty of storage. Upstairs features three bedrooms, including a spacious primary with ensuite and jetted tub. Outside, enjoy summer evenings on the large backyard deck, and the convenience of a double detached garage. The unfinished basement provides plenty of potential for future development. Located close to schools, parks, transit, and all the amenities you need, this is a fantastic opportunity to get into a well-cared-for home in a family-friendly community. Don't miss your chance to own this affordable gem in a prime northeast Edmonton location!

Built in 1994

### Essential Information

MLS® # E4450478

Price \$399,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16218 56 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2V1

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 03

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Listing information last updated on August 1st, 2025 at 10:32pm MDT