

## \$475,000 - 16204 51 Street, Edmonton

MLS® #E4448197

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Move-in ready! This home offers central A/C, a separate rear entrance, two kitchens, and two living areas—perfect for multi-generational living, guests and friends. A private foyer connects both levels, adding a great sense of privacy and space. Large windows and vaulted ceilings flood the home with natural light. The main floor feels bright and spacious with 12-ft vaulted ceilings, oversized windows, and two generous bedrooms—one with its own ensuite. The kitchen features a warm wood-grain finish and a roomy U-shaped layout, ideal for cooking with the kids or hosting friends. Step onto the raised back deck to BBQ and soak up the sun. The basement is set up as its own area with 9-ft ceilings, kitchen, living room, furnace, bedroom, and bath—great for extended family. There's also a shared laundry area at the front of the lower level and a private rear entrance. This well-cared-for home includes a heated oversized garage, newer shingles, hot water tank, A/C, central vacuum, and an oversized driveway.

Built in 2005

### Essential Information

MLS® # E4448197

Price \$475,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,120
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16204 51 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3K2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Commercial, Corner Lot, Cross Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	Geojet.
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr. Donald Massey
Middle	Dr. Donald Massey
High	M.E. Lazerte

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	14
Zoning	Zone 03

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