

\$394,500 - 5119 164 Avenue, Edmonton

MLS® #E4445935

\$394,500

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Live the Good Life in Hollick-Kenyon, Edmonton! Tucked away on a quiet street and backing onto green space, this beautifully cared-for 3 bedroom, 2.5 bath half-duplex offers comfort, space, and convenience. Featuring central A/C, durable tile flooring, and a bright, open-concept layout, the main floor includes a cozy gas fireplace in the living room, a modern kitchen with stainless steel appliances, and patio doors leading to a spacious deck—perfect for relaxing or entertaining. Upstairs, the primary suite overlooks peaceful greenbelt views and comes with a generous walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a bonus room with custom built-ins offer flexible living space for growing families or work-from-home needs. The unfinished basement is ready for your ideas. Step outside to a fully landscaped yard with no rear neighbours, and enjoy quick access to walking trails, parks, schools, shopping, and the Anthony Henday. A fantastic place to call home!

Built in 2007

Essential Information

MLS® # E4445935

Price \$394,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	5119 164 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H5

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back

Lane, Playground Nearby, Public Transportation, Schools, Shopping
Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 3:02am MDT