

## \$359,900 - 23 16004 54 Street, Edmonton

MLS® #E4441480

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Condo / Townhouse on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this beautifully maintained half duplex in the desirable community of Hollick Kenyon! This spacious three bedroom, three bathroom home offers 1,398 sq ft of comfortable living space plus a fully finished basement, perfect for a home office, rec room, or additional living area. The main floor features an open-concept layout with a bright kitchen, cozy living room and dining area that opens to a private backyard. Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite. Located in a quiet, family-friendly complex close to schools, parks, shopping and transit. A great opportunity for first time buyers, young families, or investors!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441480  |
| Price          | \$359,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,399     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 16004 54 Street |
| Area        | Edmonton           |
| Subdivision | Hollick-Kenyon     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 0R1            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |

|           |         |
|-----------|---------|
| Zoning    | Zone 03 |
| Condo Fee | \$181   |

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Listing information last updated on June 17th, 2025 at 7:17am MDT