

## \$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	2

Zoning	Zone 03
Condo Fee	\$181

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