

## \$584,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4448179

**\$584,900**

4 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 school, playground, soccer field. 4 bedroom PLUS office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft Newer roof. Updated 3+1 bed home 200 metres from Dr. Donald Massey Elem School Kâ€™9. Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank, upgraded exterior doors. Dedicated laundry room on main. Garden doors to professionally landscaped backyard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 more bedrooms up +additional full bath w/jet tub. Fully finished basement is 682 sq ft: 1 bedroom PLUS office, rec room & roughed-in plumbing for future bathroom. Backing green space, ball diamond, soccer field & playground. Taxes \$4,868.14 in 2024. Lot size 604.59 sq m. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage.

Built in 1994

### Essential Information

MLS® # E4448179

Price \$584,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	394 Hollick-kenyon Road
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T7

### Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Heatilator/Fan, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr D Massey, St Dominic
Middle	Dr D Massey, JJ Bowlen
High	ME Lazerte, Arch O'Leary

### Additional Information

Date Listed	July 17th, 2025
Days on Market	11
Zoning	Zone 03

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Listing information last updated on July 28th, 2025 at 4:17am MDT