

\$450,000 - 5312 164 Avenue, Edmonton

MLS® #E4432593

\$450,000

3 Bedroom, 3.00 Bathroom, 1,274 sqft
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

This immaculate bi-level in a quiet neighbourhood offers pride of ownership throughout! The main floor features an open-concept living area and kitchen with a new fridge—perfect for entertaining with beautiful hardwood in the living room and tile in the kitchen. The spacious primary suite is just a few steps up, complete with walk-in closet and 3-piece ensuite. A second bedroom and full bath complete the main level. Enjoy summer evenings on the back deck overlooking a low-maintenance yard with fruit trees. The fully finished basement offers a large, bright family room ideal for movie nights or a play area, a third bedroom with a big window, a bathroom, and a generous laundry/storage space with new washer and dryer. Roof redone in fall 2024, epoxy garage floor, central A/C, and close to schools, walking trails, and easy access to the Henday. A move-in ready gem!

Built in 2007

Essential Information

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|------------|-----------|
| MLS® # | E4432593 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,274 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5312 164 Avenue |
| Area | Edmonton |
| Subdivision | Hollick-Kenyon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 0H4 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Closet Organizers, Crawl Space, Deck, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 03 |

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