

# \$419,900 - 16318 57 Street, Edmonton

MLS® #E4454046

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

GREAT INVESTMENT OPPORTUNITY or FIRST-TIME HOME BUYER! This extremely well-kept 4 BEDROOM 2.5 BATHROOM 2 storey home in desirable Hollick-Kenyon is walking distance to Dr. Donald Massey School, parks, playgrounds, shopping & just minutes to Anthony Henday & Manning Crossing! The main floor offers an open-concept layout with bright living room, dining area & functional kitchen with pantry, rear mud room and pc bath. Upstairs features a spacious primary bedroom with walk-in closet, plus 2 additional bedrooms & full bathroom. The brand new FULLY FINISHED BASEMENT is a standout, complete with large recreation room, bedroom, full bath & utility space – perfect for entertaining. Outside, enjoy a LARGE landscaped and Fenced yard in a family-friendly community. Lovingly maintained & truly move-in ready, this home offers unbeatable value for investors or first-time buyers!

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454046  |
| Price     | \$419,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,254                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16318 57 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0A1         |

### **Amenities**

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Parking Pad Cement/Paved                                                              |

### **Interior**

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 3                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### **Exterior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Dr.Donald Massey  
Middle                              Dr.Donald Massey

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                12  
Zoning                              Zone 03

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