

## **\$356,900 - 16344 56 Street, Edmonton**

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MLS® #E4432813

**\$356,900**

3 Bedroom, 2.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

The North welcomes you. With Albertas, especially Edmontons booming economy, with double digit growth expected in 2025. These opportunities at this price will soon be first come first serve. Nicely maintained half duplex with NO CONDO fees, and single attached garage awaits its new first time homebuyers, savvy investor or small family. Located in the family friendly HOLLICK KENYON neighbourhood, all major amenities are a step away including shopping, schools and major transit routes. This spacious 3 bedroom 2 bath home will not last long, with over 1200 square feet above grade, the space is inviting and warm with lots of natural lights throughout w/ spacious kitchen, lots of cabinet space to keep everything tidy w/breakfast bar for extra seating. Fully finished basement awaits with welcoming large rec room, can be converted into buyers choice, add room and bath for in-law suite, and or let your imagination go free with man cave or kids play area. Fully landscaped yard. Home is calling, come check it out!!



Built in 2005

### **Essential Information**

MLS® #                      E4432813

Price                         \$356,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16344 56 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3L3

### Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	5
Zoning	Zone 03

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