

## **\$559,900 - 326 Hollick-kenyon Road, Edmonton**

MLS® #E4436501

**\$559,900**

4 Bedroom, 3.00 Bathroom, 2,206 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

FORMER SHOW-HOME SITAUTED DIRECTLY ACROSS THE STREET FROM HOLICK-KENYON LAKE AND BEAUTIFUL WALKING PATHS. When you enter this prestigious home you're greeted by amazing, vaulted cathedral ceilings, gleaming hardwood and a beautiful staircase!...The "Eat-in" Kitchen is big, bright and offers you granite counters and backsplash, a large Island, under mounted sink and deck access! This Floor Plan is superb and RARE, featuring a MAIN FLOOR BEDROOM with FULL BATH. There's also a giant living room, formal dining area, and a family room with fireplace. The upper level offers 3 more bedrooms, including the master, which has a walk-in closet and a full ensuite with soaker tub with shower. Upgrades such as ALL BATHROOMS RENOVATED, new fixturing and lights, hardware, window coverings, Central Air-Conditioning, newer garage heater! This home has a Beautiful Yard and is fully fenced with mature landscaping, fruit trees, sun deck and a garden shed! THIS HOME HAS BEEN METICUOLSY MAINTAINED AND IS A MUST SEE!

Built in 1993

### **Essential Information**

MLS® # E4436501

Price \$559,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,206
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	326 Hollick-kenyon Road
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T4

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Donald Massey School
Middle	John D Bracco School
High	M. E. LaZerte School

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 22nd, 2025 at 11:02am MDT