

## \$487,000 - 5506 165 Avenue, Edmonton

MLS® #E4454803

**\$487,000**

4 Bedroom, 3.50 Bathroom, 1,768 sqft

Single Family on 0.00 Acres

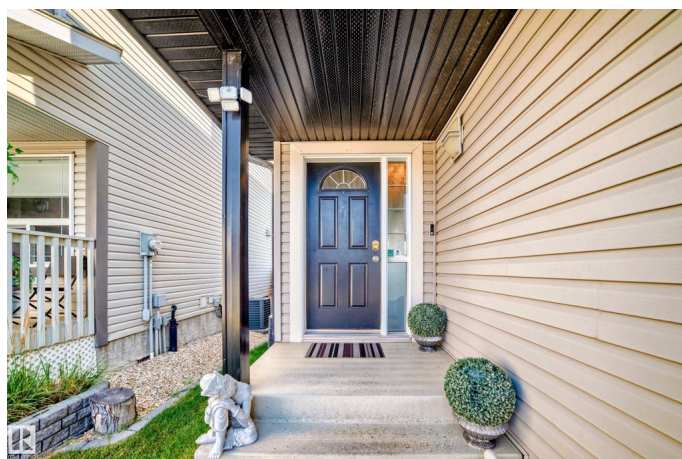
Hollick-Kenyon, Edmonton, AB

WOW....BACKS THE POND!!! Check out the views off this 4 bedroom 3 1/2 bath fully finished beauty in convenient family friendly Hockick Kenyon. You'll love the renovated kitchen, quartz countertops and A/C to keep you cool. Upstairs the huge bonus room has a gas fireplace. Downstairs you'll find a living area, 4th bedroom, 3pce bath and storage room. But the real beauty is when you step outside the kids will love it!!! This house is in a fantastic location close to schools, shopping and easy access to the Henday. This amazing home also includes central A/C.

Built in 2005

### Essential Information

MLS® #	E4454803
Price	\$487,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,768
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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### Community Information

Address	5506 165 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3K8

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Low Maintenance Landscape, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 03

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