

## \$649,900 - 16221 54a Street, Edmonton

MLS® #E4425262

**\$649,900**

7 Bedroom, 4.00 Bathroom, 2,649 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

-2 Bedroom LEGAL Suite with Separate Entrance - Welcome to this stunning home in Hollick-Kenyon, offering 7 bedrooms, 4 full baths, and approximately 3700 sqft of livable space. The main floor features a den/bedroom, formal dining, living, and family rooms with hardwood flooring. Enjoy a gourmet kitchen with granite countertops, maple cabinets and a gas fireplace. Granite counters and Porcelain Tiles are used throughout the home, 9 Foot ceilings on Main and Upstairs. The primary bedroom boasts a 5 piece ensuite and 2 walk-in closets. The legal basement suite, completed 3 years ago, includes 2 bedrooms, 1 full bath, separate laundry, and a full kitchen with granite. Located on a corner lot with a double attached garage, fully landscaped yard, and deck. Two high efficiency furnaces and natural gas hookups for BBQ and stove. A beautiful home awaits you.

Built in 2011

### Essential Information

MLS® #	E4425262
Price	\$649,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4



Square Footage	2,649
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16221 54a Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E9

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Dr Donald Massey School
Middle	Dr Donal Massey School
High	M.E Lazerte School

### **Additional Information**

Date Listed	March 12th, 2025
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Days on Market	98
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Zoning	Zone 03
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