

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

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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Listing information last updated on April 30th, 2025 at 10:32am MDT