

## \$475,000 - 16204 51 Street, Edmonton

MLS® #E4448197

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Move-in ready! This home offers central A/C, a separate rear entrance, two kitchens, and two living areas—perfect for multi-generational living, guests and friends. A private foyer connects both levels, adding a great sense of privacy and space. Large windows and vaulted ceilings flood the home with natural light. The main floor feels bright and spacious with 12-ft vaulted ceilings, oversized windows, and two generous bedrooms—one with its own ensuite. The kitchen features a warm wood-grain finish and a roomy U-shaped layout, ideal for cooking with the kids or hosting friends. Step onto the raised back deck to BBQ and soak up the sun. The basement is set up as its own area with 9-ft ceilings, kitchen, living room, furnace, bedroom, and bath—great for extended family. There's also a shared laundry area at the front of the lower level and a private rear entrance. This well-cared-for home includes a heated oversized garage, newer shingles, hot water tank, A/C, central vacuum, and an oversized driveway.

Built in 2005

### Essential Information

MLS® # E4448197

Price \$475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,120                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16204 51 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3K2         |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, RV Parking                                                                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dryer, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                         |
| Stories           | 2                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Commercial, Corner Lot, Cross Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | Geojet.                                                                                                              |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Dr. Donald Massey |
| Middle     | Dr. Donald Massey |
| High       | M.E. Lazerte      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 03         |

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Listing information last updated on August 5th, 2025 at 7:32am MDT