

## \$458,000 - 16311 55 Street, Edmonton

MLS® #E4462751

**\$458,000**

4 Bedroom, 3.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this stunning Bi-Level home offers 2+2 Bedrooms , 3 Bathrooms with a fully finished basement . Offering exceptional value and style! The main floor greets you with soaring vaulted ceilings and rich hardwood floors, creating a bright and airy atmosphere. The spacious living room, complete with a cozy gas fireplace, is perfect for relaxing evenings. Beautiful granite countertops, stainless steel appliances, a corner pantry, and dark cabinetry. From the dining area, step out onto the deck overlooking the fully fenced backyard . Upstairs, the master suite provides a peaceful retreat. The fully finished basement offers a large recreation room, perfect for a home theatre or play area. With an attached double garage and fantastic curb appeal, this home is move-in ready. Don't miss out on this incredible opportunity! \*\* some of the photos are Virtually Staged.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462751  |
| Price          | \$458,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,005     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16311 55 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3K9         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                                           |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave 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, Finished                                                                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

**Additional Information**

Date Listed           October 19th, 2025  
Days on Market      1  
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 October 19th, 2025 at 10:17pm MDT