

## \$499,786 - 5930 165 Avenue, Edmonton

MLS® #E4465016

**\$499,786**

3 Bedroom, 2.50 Bathroom, 1,763 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this warm & inviting 2 story home with double attached garage in the desirable community of Hollick Kenyon that boasts 3 bedrooms & 2.5 bathrooms. Main floor features kitchen & living room with hardwood flooring, kitchen has corner pantry, dining nook, & stainless steel appliances. The bright living room has a cozy gas fireplace with built in niches. Main floor convenient laundry & a half bath. Upstairs, you'll find a bonus room, a full bathroom, 3 bedrooms which includes the primary bedroom with a walk in closet & 4 pc ensuite bathroom. The unfinished basement is waiting to be completed with your personal touch! Only a 2 min car drive to the nearby k-9 schools & close to Anthony Henday & grocery stores, such as No Frills and Sobeys, close to public transportation.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465016  |
| Price          | \$499,786 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,763     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5930 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0J1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Detectors Smoke        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Fireplace         | Yes                                                                                                  |
| Fireplaces        | Tile Surround                                                                                        |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| 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    | November 6th, 2025 |
| Days on Market | 2                  |
| 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 November 8th, 2025 at 7:02am MST