

## \$639,980 - 16221 54a Street, Edmonton

MLS® #E4447527

**\$639,980**

6 Bedroom, 4.00 Bathroom, 2,637 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome home to this custom built 2 story and located in one of north Edmonton's nicest family-oriented communities of Hollick Kenyon. This custom built two story offers a traditional main floor with a formal living room and dining room perfect for entertaining. The main floor also offers a full-size bedroom and family room that's wide open to the kitchen. The upper floor offers a large primary bedroom with a 5-piece ensuite and this floor also has an additional 3 bedrooms and full bath. The legal basement suite offers and additional 2 bedrooms a full size kitchen, living room and a laundry room. This home is perfect for a investor or just a larger family looking for a mortgage helper. Located close to all amenities and with in walking distance to schools and public transit.

Built in 2011

### Essential Information

MLS® #	E4447527
Price	\$639,980
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,637
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, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 12th, 2025

Days on Market 18

Zoning Zone 03

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