

\$599,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4448179

\$599,900

3 Bedroom, 2.50 Bathroom, 1,846 sqft
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING PARK, greenspace, and school field. Newer roof. Updated 3+1 bed home 200 metres from Dr. Donald Massey School (Kâ€“9). Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, spacious family room w/fireplace. Garden doors lead to professionally landscaped backyard with mature trees, perennials, patio, pergola, shed. Spacious primary with walk-in closet & updated ensuite, 2 more bedrooms, additional full bath w/jet tub. Fully finished basement offers 1 bedroom, rec room, den/office/gym, + rough-in plumbing for future bath. Additional highlights include mirrored doors, soft corners, silent floors, newer light fixtures, shingles, hot water tank, and exterior doors. Dedicated laundry room on main. Backs onto green space, ball diamond, soccer field, and playground. Taxes \$4,868.14 in 2024. Lot size 604.59 Sq M. House is 1,846 Sq Ft above grade. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage.



Built in 1994

Essential Information

MLS® #	E4448179
Price	\$599,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	394 Hollick-kenyon Road
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T7

Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Heatilator/Fan, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features Backs Onto Park/Trees,
 Playground Nearby, Public T
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter



School Information

Elementary Dr D Massey, St Dominic
Middle Dr D Massey, JJ Bowlen
High ME Lazerte, Arch O'Leary

Additional Information

Date Listed July 17th, 2025
Days on Market 1
Zoning Zone 03

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