

\$539,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4451828

\$539,900

4 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 Dr. Donald Massey Elem, playground, soccer field + ball diamonds. 4 bed + office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft. Newer shingles (2018). Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, new appliances in 2021, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank (2009), upgraded exterior doors. Laundry room on main. Garden doors to professionally landscaped yard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 bedrooms up: both w/oversized closets. Top floor has full bath w/jet tub. Finished basement is 682 sq ft: 1 bedroom + office, rec room & roughed-in plumbing for future bathroom. Furnace original (1994). Windows replaced in the last 10 yrs. Taxes \$4,868.14 in 2024. Lot size 604.59 sq m. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage



Built in 1994

Essential Information

MLS® # E4451828

Price \$539,900

Bedrooms	4
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, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
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	August 7th, 2025
Days on Market	70
Zoning	Zone 03

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Listing information last updated on October 16th, 2025 at 6:17pm MDT