

## \$437,000 - 16318 57 Street, Edmonton

MLS® #E4454046

**\$437,000**

4 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

GREAT INVESTMENT OPPORTUNITY or FIRST-TIME HOME BUYER! This extremely well-kept 4 BEDROOM 2.5 BATHROOM 2 storey home in desirable Hollick-Kenyon is walking distance to Dr. Donald Massey School, parks, playgrounds, shopping & just minutes to Anthony Henday & Manning Crossing! The main floor offers an open-concept layout with bright living room, dining area & functional kitchen with pantry, rear mud room and pc bath. Upstairs features a spacious primary bedroom with walk-in closet, plus 2 additional bedrooms & full bathroom. The brand new FULLY FINISHED BASEMENT is a standout, complete with large recreation room, bedroom, full bath & utility space – perfect for entertaining. Outside, enjoy a LARGE landscaped and Fenced yard in a family-friendly community. Lovingly maintained & truly move-in ready, this home offers unbeatable value for investors or first-time buyers!

Built in 2005

### Essential Information

MLS® #	E4454046
Price	\$437,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16318 57 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A1

### **Amenities**

Amenities	Off Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Dr.Donald Massey  
Middle                              Dr.Donald Massey

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                1  
Zoning                              Zone 03

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