

## \$585,000 - 16508 56 Street, Edmonton

MLS® #E4429836

**\$585,000**

4 Bedroom, 3.50 Bathroom, 1,783 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

This beloved family home in the heart of Hollick-Kenyon has been cared for and cherished over the years. Recently enjoyed as a successful Airbnb, the property is both move-in ready and meticulously finished, offering the perfect blend of warmth, function, and opportunity. Inside, you'll find a thoughtfully designed interior with comfortable living spaces, well-maintained finishes, and room for everyone. Whether you're looking to raise a family, entertain guests this home offers the space and flexibility to match your lifestyle. Step outside into the true star of the property—an incredible backyard oasis. Landscaped and loved, it's ideal for summer barbecues, playtime, or quiet evenings under the stars. This is the kind of outdoor space that invites memories to be made. Located in a sought-after neighbourhood known for its parks, schools, and community feel, this is more than a house—it's a home waiting for its next story.

Built in 2006

### Essential Information

MLS® #	E4429836
Price	\$585,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,783
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16508 56 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M7

### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Gazebo, Hot Tub, Hot Water Natural Gas, Patio, Vinyl Windows, 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Attached

### **Interior**

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Household Goods Included, Refrigerator, Stove-Electric, Window Coverings, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Christian Northeast
Middle	Dr. Donald Massey School
High	Christ the King

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	16
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 April 24th, 2025 at 10:02pm MDT