

## **\$735,000 - 16115 57 Street, Edmonton**

MLS® #E4433694

**\$735,000**

4 Bedroom, 4.50 Bathroom, 2,965 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Executive walk-out 2 storey located in the mature community of Hollick Kenyon. This grand executive home w/ 4 bedrooms, 2 dens & 5 bathrooms is move-in ready on a large walkout southeast facing lot for afternoon/evening sun. Open concept feel w/ large entryway into a vaulted ceiling living room; leading to the dining area & massive kitchen. Patio doors lead to large southeast facing deck. Extensive upgrades include new kitchen countertops & island, new Kitchenaid S/S appliances; new washer/dryer; new composite deck w/ natural gas hookup; new 6pc mstr bathroom; all new toilets; new door hardware; basement in-floor heating; custom blinds throughout; new roof; 2 new high efficiency furnaces and humidifiers; new A/C unit; 2 hot water tanks; basement has all new rough-in completed for a 2nd kitchen; triple garage w/ finished walls & ceiling w/loft storage area - heated; separate entrance from garage to bsmt; new landscaping; Located walking distance to K-9 schools, public transportation & shopping. Shows a 10!

Built in 1996

### **Essential Information**

MLS® # E4433694

Price \$735,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,965                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16115 57 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2T1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Walkout Basement |
| Parking   | Heated, Tandem, Triple Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St Dominic/Donald Massey |
| Middle     | JJ Bowlen/Donald Massey  |
| High       | Arch O'Leary/ME Lazerte  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 76            |
| Zoning         | Zone 03       |

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