

\$584,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4448179

\$584,900

4 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 school, playground, soccer field. 4 bedroom PLUS office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft Newer roof. Updated 3+1 bed home 200 metres from Dr. Donald Massey Elem School K "9. Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank, upgraded exterior doors. Dedicated laundry room on main. Garden doors to professionally landscaped backyard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 more bedrooms up +additional full bath w/jet tub. Fully finished basement is 682 sq ft: 1 bedroom PLUS office, rec room & roughed-in plumbing for future bathroom. Backing green space, ball diamond, soccer field & playground. 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® # E4448179

Price \$584,900



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
----------	--------------------

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	July 17th, 2025
Days on Market	11
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 July 28th, 2025 at 4:17am MDT