

## \$359,900 - 16320 56 Street, Edmonton

MLS® #E4462386

**\$359,900**

3 Bedroom, 1.50 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Best of all â€” NO CONDO FEES!! Welcome to Hollick-Kenyon! This stunning half duplex offers a perfect combination of comfort, modern living, and value. Featuring 3 spacious bedrooms, 1.5 baths. The bright, open main floor features large windows and a functional kitchen that flows into the dining and living area a fully finished basement, and an attached garage this home is move-in ready and ideal for families or first-time buyers. The finished basement provides extra space for a rec room or office. Enjoy a private backyard and the bonus of CITY APPROVAL AND PERMIT FULLY LICENCED SHED, CHICKEN COOP RUN. UP TO 4 EGG-LAYING HENS BUT NO ROOSTERS. INTEGRATED HOBBY 800W SOLAR PANEL SYSTEM WITH 1000 AH BATTERY BANK perfect for those who love fresh eggs and sustainable living! Nestled in a quiet, family-friendly area close to parks, schools, shopping, and transit. Move-in ready and full of charm! Don't miss this opportunity and discover why this home stands out.

Built in 2005

### Essential Information

MLS® # E4462386

Price \$359,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,217         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16320 56 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3L3         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home, See Remarks |
| Parking   | Single Garage Attached             |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 3                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 16th, 2025

Days on Market                2

Zoning                            Zone 03

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Listing information last updated on October 18th, 2025 at 8:32am MDT