

## \$450,000 - 5312 164 Avenue, Edmonton

MLS® #E4432593

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,274 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

This immaculate bi-level in a quiet neighbourhood offers pride of ownership throughout! The main floor features an open-concept living area and kitchen with a new fridge—perfect for entertaining with beautiful hardwood in the living room and tile in the kitchen. The spacious primary suite is just a few steps up, complete with walk-in closet and 3-piece ensuite. A second bedroom and full bath complete the main level. Enjoy summer evenings on the back deck overlooking a low-maintenance yard with fruit trees. The fully finished basement offers a large, bright family room ideal for movie nights or a play area, a third bedroom with a big window, a bathroom, and a generous laundry/storage space with new washer and dryer. Roof redone in fall 2024, epoxy garage floor, central A/C, and close to schools, walking trails, and easy access to the Henday. A move-in ready gem!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432593  |
| Price      | \$450,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,274                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5312 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H4         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Crawl Space, Deck, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 03          |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT