

\$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

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 May 2nd, 2025 at 12:47am MDT