

## \$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	9
Zoning	Zone 03

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