

## \$384,900 - 5324 165 Avenue, Edmonton

MLS® #E4464256

### \$384,900

2 Bedroom, 2.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Experience the perfect blend of style and convenience in this Immaculate 2-bedroom and 2.5 bathrooms half duplex nestled in the desirable community of Hollick Kenyon, boasting all the modern upgrades, Freshly Painted and Steam Cleaned the Carpet. The main floor showcases a stunning U-shaped kitchen complete with granite countertops, maple cabinets, stainless steel appliances (including a waterline to the fridge), ceramic tiles, and a beautiful backsplash, all opening onto a cozy living room anchored by a gas fireplace with a mantel. Upstairs, you'll discover two generously sized bedrooms, each a private retreat featuring its own 4-piece ensuite, walk-in closet, and a conveniently located laundry room, all accessible via stairs upgraded with elegant iron rod spindles. The property is fully fenced and landscaped, comes complete with all appliances and window coverings, and offers easy access to amenities, Anthony Henday, and Manning Drive—all with the major benefit of NO CONDO FEES.

Built in 2010

### Essential Information

MLS® # E4464256

Price \$384,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,453         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5324 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                      |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Park/Reserve, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 03            |

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Listing information last updated on November 7th, 2025 at 5:32am MST