

\$399,900 - 16218 56 Street, Edmonton

MLS® #E4450478

\$399,900

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

GREAT VALUE! Welcome to this freshly painted 2-storey home, ideally located on a quiet street in the heart of Hollick-Kenyon. With 3 bedrooms, 2.5 bathrooms, and over 1,440 sq ft of living space, this home offers the perfect blend of comfort, space, and value for growing families. The main floor offers a bright living room, main floor laundry, and a functional kitchen with stainless steel appliances and plenty of storage. Upstairs features three bedrooms, including a spacious primary with ensuite and jetted tub. Outside, enjoy summer evenings on the large backyard deck, and the convenience of a double detached garage. The unfinished basement provides plenty of potential for future development. Located close to schools, parks, transit, and all the amenities you need, this is a fantastic opportunity to get into a well-cared-for home in a family-friendly community. Don't miss your chance to own this affordable gem in a prime northeast Edmonton location!

Built in 1994

Essential Information

MLS® # E4450478

Price \$399,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16218 56 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2V1

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
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 August 2nd, 2025 at 10:32am MDT