

## \$549,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4451828

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 school Dr. Donald Massey Elem, playground, soccer field, and ball diamonds. 4 bedroom PLUS office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft Newer roof. Updated 3+1 bed home. Renovated kitchens and baths. Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank, upgraded exterior doors. Dedicated laundry room on main. Garden doors to professionally landscaped backyard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 more bedrooms up: both with oversized closets. Top floor has additional full bath w/jet tub. Fully finished basement is 682 sq ft: 1 bedroom PLUS office, rec room & roughed-in plumbing for future bathroom. Taxes \$4,868.14 in 2024. Lot size 604.59 sq m. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage

Built in 1994

### Essential Information

MLS® # E4451828

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,846                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 394 Hollick-kenyon Road |
| Area        | Edmonton                |
| Subdivision | Hollick-Kenyon          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 2T7                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Patio                             |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Corner, Heatilator/Fan, Mantel                                                                                                            |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public T |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Brick, Vinyl                                 |
| Foundation        | Concrete Perimeter                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Dr D Massey, St Dominic  |
| Middle     | Dr D Massey, JJ Bowlen   |
| High       | ME Lazerte, Arch O'Leary |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 03          |

### 394 HOLLICK-KENYON RD

INTERIOR:

- 3 BEDROOMS ON THE UPPER FLOOR
- 1 BEDROOM IN THE BASEMENT
- 1846 SQ FT
- MARBLE COUNTERTOPS
- NEWER KITCHEN CABINETS
- NEWER LIGHT FIXTURES
- MIRRORRED CLOSET DOORS
- (MAXIMIZE LIGHT AND ELIMINATE NEED FOR WALL MIRRORS)
- VAULTED CEILING IN THE LIVING AND DINING ROOM ON THE MAIN FLOOR
- TWO DINING AREAS ON THE MAIN FLOOR: FORMAL DINING ROOM AND KITCHEN NOOK, PLUS A BAR COUNTER IN THE KITCHEN
- KITCHEN ISLAND IDEAL FOR MEAL PREP AND SERVING
- GARDEN DOOR FROM KITCHEN DINING AREA TO BACKYARD
- MAIN FLOOR FAMILY ROOM WITH FIREPLACE
- 2-PIECE POWDER ROOM ON MAIN FLOOR
- DEDICATED LAUNDRY ROOM ON MAIN FLOOR
- UPPER FLOOR FEATURES A SPACIOUS PRIMARY BEDROOM WITH WALK-IN CLOSET AND UPDATED ENSUITE
- TWO ADDITIONAL BEDROOMS UPSTAIRS, PLUS FULL BATHROOM WITH SOAKER JET TUB
- BASEMENT IS FULLY DEVELOPED WITH A LARGE RECREATION ROOM, DEN OR OFFICE, BEDROOM, AND MECHANICAL/STORAGE ROOM
- ROUGHED-IN PLUMBING IN THE BASEMENT FOR FUTURE BATHROOM (NOTE: PLEASE CONFIRM IF THIS IS FOR A FULL OR HALF BATH AND ITS LOCATION)
- SOFT CORNERS THROUGHOUT HOME
- TAXES \$4,868.14 IN 2024

SILENT FLOORS FOR ADDED COMFORT AND NOISE CONTROL

EXTERIOR:

- NEWER HOT WATER TANK, SHINGLES AND EXTERIOR DOORS
- PROFESSIONALLY LANDSCAPED YARD WITH MATURE TREES, SHRUBS, PERENNIALS, AND FLOWERING PLANTS
- LARGE PATIO AND PERGOLA-IDEAL FOR ENTERTAINING OR RELAXING OUTDOORS
- GARDEN SHED FOR EXTRA STORAGE
- BACKS ONTO OPEN GREEN SPACE: BASEBALL AND SOCCER FIELDS, PLAYGROUND, AND SCHOOL FIELD JUST A FEW DOORS DOWN FROM DR. DONALD MASSEY SCHOOL

THE BACKYARD IS BEAUTIFULLY LANDSCAPED WITH A THOUGHTFULLY DESIGNED MIX OF MATURE TREES, FLOWERING SHRUBS, AND VIBRANT PERENNIALS THAT BLOOM THROUGHOUT THE SEASONS. A SPACIOUS PATIO WITH A CHARMING PERGOLA PROVIDES A PERFECT SPACE FOR RELAXING OR ENTERTAINING. THIS OUTDOOR OASIS IS BOTH PRIVATE AND PICTURESQUE-IDEAL FOR FAMILIES OR GARDENING ENTHUSIASTS ALIKE.

DR. DONALD MASSEY SCHOOL - AT A GLANCE, LOCATED JUST A FEW DOORS DOWN, DR. DONALD MASSEY SCHOOL IS A HIGHLY REGARDED K-9 SCHOOL IN EDMONTON. IT OFFERS:

- FULL-DAY KINDERGARTEN THROUGH GRADE 9
- A STRONG ACADEMIC PROGRAM FOCUSED ON INCLUSIVE EDUCATION
- REGULAR AND COGITO ALTERNATIVE PROGRAMS (COGITO EMPHASIZES STRUCTURE, DISCIPLINE, AND CLASSICAL LEARNING METHODS)
- MODERN FACILITIES INCLUDING A FULL GYM, SCIENCE LABS, LIBRARY, AND TECH-INTEGRATED CLASSROOMS
- A VARIETY OF EXTRACURRICULAR ACTIVITIES INCLUDING SPORTS TEAMS AND LEADERSHIP CLUBS
- A LARGE ADJACENT PLAYGROUND AND FIELD DIRECTLY BEHIND THE PROPERTY

MORNING DROP-OFFS A BREEZE AND OFFERS KIDS A SAFE, EXPANSIVE AREA TO PLAY AND EXPLORE

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