

## \$449,900 - 143 Hollick-kenyon Way, Edmonton

MLS® #E4445803

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,115 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Fall in love with this ORIGINAL OWNER home! This 1,114 sq ft, AIR CONDITIONED bi-level has 3 beds + 2 baths + ¾ finished bsmnt, double attached garage + extra long driveway + backs onto Hollick-Kenyon Park! Bright living room with VAULTED CEILINGS & tinted front windows! Kitchen overlooks the park with pantry, all appliances & plenty of counter space. Huge primary bedroom (also with tinted windows) has 4-pc ENSUITE + 2nd bedroom completes the main floor! Downstairs has a mostly finished basement with 3rd bedroom, huge rec room & family room that could easily be a 4th bedroom, rough-in bath, and laundry. Outside, you have your little backyard oasis with gazebo, beautiful trees (including stunning apple tree!) + shed. Shingles (2012), furnace (2021) for peace of mind. Steps to Hollick-Kenyon Lake trails, near parks, schools, Manning Town Centre, transit & amenities. Quick access to Anthony Henday makes getting around a breeze! It's everything you've been waiting for!

Built in 1995

### Essential Information

MLS® # E4445803

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,115                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 143 Hollick-kenyon Way |
| Area        | Edmonton               |
| Subdivision | Hollick-Kenyon         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5Y 2V7                |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                          |

### 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           | 1                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Partially Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 03        |

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Listing information last updated on August 2nd, 2025 at 4:17am MDT