

**\$339,500 - 30 5120 164 Avenue, Edmonton**

MLS® #E4449692

**\$339,500**

3 Bedroom, 2.50 Bathroom, 1,315 sqft  
Condo / Townhouse on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this bright and well-kept 2-storey townhouse in Hollick Kenyon. Featuring 3 bedrooms and 2.1 bathrooms, this home offers hardwood flooring throughout the main floor, along with additional upgrades that add a modern touch, and large windows that let in plenty of natural light. The living room centers around a cozy gas fireplace, creating a warm space to relax or entertain. Practical layout, clean finishes, and a location that's close to schools, shopping, and transit. Well-maintained and move-in ready, this home is an ideal fit for those seeking low-maintenance living with thoughtful touches in a well-connected neighbourhood.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449692          |
| Price          | \$339,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,315             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 5120 164 Avenue |
| Area        | Edmonton           |
| Subdivision | Hollick-Kenyon     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 0L7            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Donald Massey School |
| Middle     | Dr. Donald Massey School |

High M.E. Lazerte School

**Additional Information**

Date Listed July 25th, 2025  
Days on Market 8  
Zoning Zone 03  
Condo Fee \$163

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