

## \$485,000 - 16136 57 Street, Edmonton

MLS® #E4440054

**\$485,000**

5 Bedroom, 3.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

This warm and welcoming Bi-level home offers the perfect blend of space, comfort, and functionality. With 5 bedrooms and 3 full bathrooms, there's room for the whole family to thrive. The main level features a spacious dining area and a practical kitchen for daily meals or weekend gatherings. Upstairs, generously sized bedrooms and a private ensuite provide restful retreats. The finished basement offers a large rec room—ideal for movie nights or a home gym. Step outside into your backyard oasis with a stunning 3-tier deck and built-in hot tub (done in 2021 for \$35K), charming gazebo, raised garden beds, beautiful perennials, and great landscaping. The extra-wide exposed aggregate driveway and matching sidewalk add serious curb appeal (\$30k upgrade) and offer parking for 3 additional vehicles alongside the double garage. Tucked into a quiet, family-friendly neighborhood close to schools, parks, shopping, and transit, this home checks all the boxes. Move-in ready and waiting for you!

Built in 1994

### Essential Information

MLS® # E4440054

Price \$485,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,402                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16136 57 Street |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2T1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Hot Tub          |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

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

### Additional Information

Date Listed June 2nd, 2025

Days on Market 15

Zoning Zone 03

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