

## \$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	14
Zoning	Zone 03

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