

## \$585,000 - 16508 56 Street, Edmonton

MLS® #E4429836

**\$585,000**

4 Bedroom, 3.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

This beloved family home in the heart of Hollick-Kenyon has been cared for and cherished over the years. Recently enjoyed as a successful Airbnb, the property is both move-in ready and meticulously finished, offering the perfect blend of warmth, function, and opportunity. Inside, youâ€™ll find a thoughtfully designed interior with comfortable living spaces, well-maintained finishes, and room for everyone. Whether youâ€™re looking to raise a family, entertain guests this home offers the space and flexibility to match your lifestyle. Step outside into the true star of the propertyâ€”an incredible backyard oasis. Landscaped and loved, itâ€™s ideal for summer barbecues, playtime, or quiet evenings under the stars. This is the kind of outdoor space that invites memories to be made. Located in a sought-after neighbourhood known for its parks, schools, and community feel, this is more than a houseâ€”itâ€™s a home waiting for its next story.

Built in 2006

### Essential Information

MLS® # E4429836

Price \$585,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,783
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16508 56 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Gazebo, Hot Tub, Hot Water Natural Gas, Patio, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Household Goods Included, Refrigerator, Stove-Electric, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Christian Northeast
Middle	Dr. Donald Massey School
High	Christ the King

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	23
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 2:32am MDT