

## \$729,000 - 341 Hollick-kenyon Road, Edmonton

MLS® #E4455566

**\$729,000**

4 Bedroom, 2.50 Bathroom, 1,896 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Beautifully situated along the water's edge on Hollick-Kenyon Rd in NW Edmonton, this stunning one-owner home blends timeless comfort with refined living. Offering 4 bedrooms and 3 bathrooms, it showcases over 3,600 sqft of thoughtfully designed space with 3 gas fireplaces, a sound/theatre room, wet bar, and a walkout basement. The private fenced backyard is a true retreat with lake views, a natural gas lamp and firepit PLUS an in-ground sprinkler system, while the front yard is designed for low maintenance. Unwind in the wet sauna or step outside to enjoy two spacious decks overlooking the water, perfect for quiet mornings or sunset evenings. A finished double attached garage provides everyday convenience, and nearby schools make this location ideal for families. Rarely does a waterfront home of this caliber become available in such a sought-after community. Don't miss your opportunity to make it yours!

Built in 1996

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455566  |
| Price      | \$729,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,896                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 341 Hollick-kenyon Road |
| Area        | Edmonton                |
| Subdivision | Hollick-Kenyon          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 2T6                 |

### Amenities

|               |                                                                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, Fire Pit, Patio, Sauna; Swirlpool; Steam, Sprinkler Sys-Underground, Walkout Basement, See Remarks, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached                                                                                                                            |
| Is Waterfront | Yes                                                                                                                                               |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Double Sided, Tile Surround, See Remarks                                                                                                      |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 03             |

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Listing information last updated on September 16th, 2025 at 5:32pm MDT