

## \$455,000 - 16225 58 Street, Edmonton

MLS® #E4446347

### \$455,000

4 Bedroom, 3.50 Bathroom, 1,453 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Great opportunity for a young family to add their personal touches to this 1995-built 2-storey home. Plenty of space for a growing family with 4 bedrooms and 4 bathrooms. Ideally located within walking distance to the park, playground, bus service, and Christian School. Open 17'™ ceilings in the bright living room, Large windows open to the second floor. New vinyl flooring on the main floor, upgraded shingles, and H/E furnace. Keep things cool on summer nights with a central air conditioner. The dining room has patio doors to the deck and a fenced backyard. White kitchen cabinets, corner pantry and working island. 2-piece bath with matching front-loading washer and dryer. Direct access to a double garage from the house. Upstairs we have 3 bedrooms, a Master bedroom with a full ensuite and walk-in closet. Developed basement offers much potential, 3-piece bath, 4th bedroom, and large family room. Great potential for the right buyer.

Built in 1995

### Essential Information

MLS® #	E4446347
Price	\$455,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16225 58 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2W2

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Christian Northeast School

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 4

Zoning Zone 03

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