

## \$339,900 - 2 5120 164 Avenue, Edmonton

MLS® #E4430942

**\$339,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft  
Condo / Townhouse on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this charming 2009-built townhouse located in the family-friendly community of Hollick-Kenyon. This well-maintained 1403 Sq Ft home features 3 bedrooms and 4 bathrooms, offering a comfortable living space for families and professionals alike. The open-concept main floor provides a spacious living room, dining area, and fully equipped kitchen. Upstairs, you'll find 3 bedrooms (Primary suite with a walk-in closet and 4 piece ensuite) 4 piece bath and laundry room. The fully finished basement provides excellent additional living space... rec room (could be home office, gym, or guest bedroom) a 2 piece bathroom and storage options. Also includes in a SINGLE ATTACHED GARAGE, CENTRAL AC and has been painted throughout in the last year. Situated near parks, schools, shopping centers, and easy access to major roadways, this townhouse offers both convenience and a sense of community. Don't miss the opportunity to make this delightful property your new home!

Built in 2009

### Essential Information

MLS® #	E4430942
Price	\$339,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,403
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2 5120 164 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0L7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### **School Information**

Elementary	Donald Massey K-9
Middle	Steel Heights Jr.High
High	M.E LaZerte High School

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	13
Zoning	Zone 03
Condo Fee	\$163

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