

## \$369,900 - 5536 163 Avenue, Edmonton

MLS® #E4446106

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

NO CONDO FEES! Immaculate 3 bedroom half duplex built by Landmark Master Builder. Located on a quiet crescent walking distance to schools, parks, trails, Manning Town Centre, and with quick access to Anthony Henday for an easy commute anywhere in the city. The main floor features an open concept layout with a large living room, dining area, spacious kitchen with breakfast nook, and convenient half bath. Flooring on the entire main floor has been upgraded to durable laminate. Upstairs offers 3 generous bedrooms and 2 full bathrooms including a primary suite with a 4-piece ensuite and double closet. The attached garage is insulated and drywalled. Enjoy your private fully fenced backyard w/ a deck – perfect for relaxing or entertaining. This home is move-in ready & ideal for families, first-time buyers, or investors looking for a great property w/ no condo fees in a prime location close to shopping, schools, public transit, and all amenities. You won't find this value anywhere else. Make it your home today!

Built in 2005

### Essential Information

MLS® # E4446106

Price \$369,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,204         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5536 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3L3         |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking Spaces | 3                                                                                                   |
| Parking        | Single Garage Attached                                                                              |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 03        |

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Listing information last updated on August 5th, 2025 at 10:47am MDT