

## \$344,900 - 41 5120 164 Avenue, Edmonton

MLS® #E4434320

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,705 sqft

Condo / Townhouse on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to this 3-bedroom, 2.5-bath home in the family-friendly community of Hollick-Kenyon. Featuring a double attached garage and rear deck, the main floor offers hardwood flooring, tile in the entry, kitchen, and half bath, plus an open-concept kitchen and living area. Maple handrails with powder-coated spindles add a modern touch. Upstairs, enjoy a bright bonus room with south-facing front exposure, upper-level laundry, a primary bedroom with walk-in closet and 4-piece ensuite, two additional bedrooms, and a full bath. The unfinished basement includes rough-in plumbing for a future bathroom. A large driveway offers extra parking. Conveniently located near Sobey's, Manning Town Centre, and major roadways including Manning Drive and Anthony Henday for easy commuting. An excellent opportunity in Hollick-Kenyon!

Built in 2009

### Essential Information

MLS® #	E4434320
Price	\$344,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,705
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 5120 164 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0L7

### Amenities

Amenities	Parking-Extra, Parking-Plug-Ins, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Donald Massey School
Middle	Dr. Donald Massey School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	10
Zoning	Zone 03
Condo Fee	\$192

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