

\$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

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|-----------|-----------|
| 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

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|------------|----------------------------|
| Elementary | Christian Northeast School |
|------------|----------------------------|

Additional Information

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|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 03 |

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Listing information last updated on July 15th, 2025 at 1:02am MDT