

## \$549,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4451828

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING GREENSPACE, K-9 school Dr. Donald Massey Elem, playground, soccer field, and ball diamonds. 4 bedroom PLUS office. 1,846 sq ft above grade + 683 sq ft basement = 2,529 sq ft Newer roof. Updated 3+1 bed home. Renovated kitchens and baths. Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, family room w/fireplace. Mirrored doors, soft corners, silent floors. Newer light fixtures, newer hot water tank, upgraded exterior doors. Dedicated laundry room on main. Garden doors to professionally landscaped backyard: mature trees, perennials, patio, pergola, shed. Spacious primary w/walk-in closet & updated ensuite. 2 more bedrooms up: both with oversized closets. Top floor has additional full bath w/jet tub. Fully finished basement is 682 sq ft: 1 bedroom PLUS office, rec room & roughed-in plumbing for future bathroom. Taxes \$4,868.14 in 2024. Lot size 604.59 sq m. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage



Built in 1994

### Essential Information

MLS® # E4451828

Price \$549,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	394 Hollick-kenyon Road
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2T7

### Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Heatilator/Fan, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features    Backs    Onto    Park/Trees,  
Playground Nearby, Public T

Roof                    Asphalt Shingles

Construction        Wood, Brick, Vinyl

Foundation          Concrete Perimeter

School Information

Elementary            Dr D Massey, St Dominic

Middle                Dr D Massey, JJ Bowlen

High                    ME Lazerte, Arch O'Leary

Additional Information

Date Listed            August 7th, 2025

Days on Market        10

Zoning                  Zone 03

394 HOLLICK-KENYON RD

INTERIOR:

- 3 BEDROOMS ON THE UPPER FLOOR
- 1 BEDROOM IN THE BASEMENT
- 1846 SQ FT
- MARBLE COUNTERTOPS
- NEWER KITCHEN CABINETS
- NEWER LIGHT FIXTURES
- MIRRORRED CLOSET DOORS
- (MAXIMIZE LIGHT AND ELIMINATE NEED FOR WALL MIRRORS)
- VAULTED CEILING IN THE LIVING AND DINING ROOM ON THE MAIN FLOOR
- TWO DINING AREAS ON THE MAIN FLOOR: FORMAL DINING ROOM AND KITCHEN NOOK, PLUS A BAR COUNTER IN THE KITCHEN
- KITCHEN ISLAND IDEAL FOR MEAL PREP AND SERVING
- GARDEN DOOR FROM KITCHEN DINING AREA TO BACKYARD
- MAIN FLOOR FAMILY ROOM WITH FIREPLACE
- 2-PIECE POWDER ROOM ON MAIN FLOOR
- DEDICATED LAUNDRY ROOM ON MAIN FLOOR
- UPPER FLOOR FEATURES A SPACIOUS PRIMARY BEDROOM WITH WALK-IN CLOSET AND UPDATED ENSUITE
- TWO ADDITIONAL BEDROOMS UPSTAIRS, PLUS FULL BATHROOM WITH SOAKER JET TUB
- BASEMENT IS FULLY DEVELOPED WITH A LARGE RECREATION ROOM, DEN OR OFFICE, BEDROOM, AND MECHANICAL/STORAGE ROOM
- ROUGHED-IN PLUMBING IN THE BASEMENT FOR FUTURE BATHROOM (NOTE: PLEASE CONFIRM IF THIS IS FOR A FULL OR HALF BATH AND ITS LOCATION)
- SOFT CORNERS THROUGHOUT HOME
- TAXES \$4,868.14 IN 2024

SILENT FLOORS FOR ADDED COMFORT AND NOISE CONTROL

EXTERIOR:

- NEWER HOT WATER TANK, SHINGLES AND EXTERIOR DOORS
- PROFESSIONALLY LANDSCAPED YARD WITH MATURE TREES, SHRUBS, PERENNIALS, AND FLOWERING PLANTS
- LARGE PATIO AND PERGOLA-IDEAL FOR ENTERTAINING OR RELAXING OUTDOORS
- GARDEN SHED FOR EXTRA STORAGE
- BACKS ONTO OPEN GREEN SPACE: BASEBALL AND SOCCER FIELDS, PLAYGROUND, AND SCHOOL FIELD JUST A FEW DOORS DOWN FROM DR. DONALD MASSEY SCHOOL
- THE BACKYARD IS BEAUTIFULLY LANDSCAPED WITH A THOUGHTFULLY DESIGNED MIX OF MATURE TREES, FLOWERING SHRUBS, AND VIBRANT PERENNIALS THAT BLOOM THROUGHOUT THE SEASONS. A SPACIOUS PATIO WITH A CHARMING PERGOLA PROVIDES A PERFECT SPACE FOR RELAXING OR ENTERTAINING. THIS OUTDOOR OASIS IS BOTH PRIVATE AND PICTURESQUE-IDEAL FOR FAMILIES OR GARDENING ENTHUSIASTS ALIKE.
- DR. DONALD MASSEY SCHOOL - AT A GLANCE;
- LOCATED JUST A FEW DOORS DOWN, DR. DONALD MASSEY SCHOOL IS A HIGHLY REGARDED K-9 SCHOOL IN EDMONTON. IT OFFERS:
- FULL-DAY KINDERGARTEN THROUGH GRADE 9
- A STRONG ACADEMIC PROGRAM FOCUSED ON INCLUSIVE EDUCATION
- REGULAR AND COGITO ALTERNATIVE PROGRAMS (COGITO EMPHASIZES STRUCTURE, DISCIPLINE, AND CLASSICAL LEARNING METHODS)
- MODERN FACILITIES INCLUDING A FULL GYM, SCIENCE LABS, LIBRARY, AND TECH-INTEGRATED CLASSROOMS
- A VARIETY OF EXTRACURRICULAR ACTIVITIES INCLUDING SPORTS TEAMS AND LEADERSHIP CLUBS
- A LARGE ADJACENT PLAYGROUND AND FIELD DIRECTLY BEHIND THE PROPERTY
- MORNING DROP-OFFS A BREEZE AND OFFERS KIDS A SAFE, EXPANSIVE AREA TO PLAY AND EXPLORE



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