

\$379,900 - 5531 163 Avenue, Edmonton

MLS® #E4465173

\$379,900

3 Bedroom, 2.50 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

GORGEOUS HALF-DUPLEX TOWNHOME, FINISHED BASEMENT! Over 1,757+ sqft of finished living space w/ 3 bedrooms & 2.5 bats. This two-storey duplex features an Open floor plan on the main floor, kitchen features granite island countertop & ceramic tile backsplash. Spacious living room, bright dining room with patio door to the deck, functional kitchen with island and plenty of counter space. Half bath on the main floor & door to the garage. The second floor has three bedrooms including a King-sized master bedroom with 4-piece ensuite plus two more bedrooms and a full 4-piece bath. Fully finished basement w/ a giant family room, and utility room. Minutes drive to Hollick-Kenyon Park. Access to Anthony Henday. Close to all amenities!

Built in 2004

Essential Information

MLS® #	E4465173
Price	\$379,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	5531 163 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3L2

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, 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	Backs Onto Park/Trees, Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Donald Massey School
------------	----------------------

Middle	Steele Heights School
High	M.Z. Lazerte Highschool

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 7:32am MST