

\$599,900 - 394 Hollick-kenyon Road, Edmonton

MLS® #E4448179

\$599,900

3 Bedroom, 2.50 Bathroom, 1,846 sqft
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

BACKING PARK, greenspace, and school field. Newer roof. Updated 3+1 bed home 200 metres from Dr. Donald Massey School (Kâ€“9). Vaulted ceilings, newer kitchen cabinets, quartz countertops, island w/bar seating, 2 dining areas, spacious family room w/fireplace. Garden doors lead to professionally landscaped backyard with mature trees, perennials, patio, pergola, shed. Spacious primary with walk-in closet & updated ensuite, 2 more bedrooms, additional full bath w/jet tub. Fully finished basement offers 1 bedroom, rec room, den/office/gym, + rough-in plumbing for future bath. Additional highlights include mirrored doors, soft corners, silent floors, newer light fixtures, shingles, hot water tank, and exterior doors. Dedicated laundry room on main. Backs onto green space, ball diamond, soccer field, and playground. Taxes \$4,868.14 in 2024. Lot size 604.59 Sq M. House is 1,846 Sq Ft above grade. Seller will have carpets professionally cleaned prior to possession. Large 21'3" x 21'4" garage.



394 HOLICK-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
- MIRRORED 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

Built in 1994

Essential Information

MLS® #	E4448179
Price	\$599,900

Bedrooms	3
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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