

\$359,900 - 16320 56 Street, Edmonton

MLS® #E4462386

\$359,900

3 Bedroom, 1.50 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Best of all â€” NO CONDO FEES!! Welcome to Hollick-Kenyon! This stunning half duplex offers a perfect combination of comfort, modern living, and value. Featuring 3 spacious bedrooms, 1.5 baths. The bright, open main floor features large windows and a functional kitchen that flows into the dining and living area a fully finished basement, and an attached garage this home is move-in ready and ideal for families or first-time buyers. The finished basement provides extra space for a rec room or office. Enjoy a private backyard and the bonus of CITY APPROVAL AND PERMIT FULLY LICENCED SHED, CHICKEN COOP RUN. UP TO 4 EGG-LAYING HENS BUT NO ROOSTERS. INTEGRATED HOBBY 800W SOLAR PANEL SYSTEM WITH 1000 AH BATTERY BANK perfect for those who love fresh eggs and sustainable living! Nestled in a quiet, family-friendly area close to parks, schools, shopping, and transit. Move-in ready and full of charm! Don't miss this opportunity and discover why this home stands out.

Built in 2005

Essential Information

MLS® # E4462386

Price \$359,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	16320 56 Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3L3

Amenities

Amenities	Deck, No Smoking Home, See Remarks
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 16th, 2025

Days on Market 8

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 October 23rd, 2025 at 11:47pm MDT