

## \$365,000 - 5531 163 Avenue, Edmonton

MLS® #E4465173

**\$365,000**

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 baths. 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          | \$365,000 |
| 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 | 11                 |
| Zoning         | Zone 03            |

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Listing information last updated on November 18th, 2025 at 7:32pm MST