

# **\$169,900 - 217 5005 165 Avenue, Edmonton**

---

MLS® #E4438479

**\$169,900**

2 Bedroom, 2.00 Bathroom, 805 sqft

Condo / Townhouse on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

The one you've been waiting for! Welcome home to Hollick-Kenyon Point, where comfort and convenience go hand in hand. This 2nd floor 2bed/2bath overlooking green space/walking path is PERFECT, and waiting for YOU! Step inside to an OPEN design and unlimited potential.. Huge TILED floor area greets you as you enter the unit, and spans into the kitchen w/SS appliances, tile/mosaic backsplash, track lighting and maple cabinetry + multiple ways to configure you're dining space. Living area is open and inviting, boasting wide plank vinyl floors, LOADS of natural LIGHT, balcony access.. and overlooks South green space! Both bedrooms are great sizes + on opposite sides of the unit, w/4 pc main bath located near bedroom 2 which is IDEAL for renting. Master bedroom offers LOADS of space, AWESOME walk-in closet and desirable 4 pc ensuite bath. Designated laundry room w/extra storage complete's the unit. Energized surface stall, recreation/social room, close to LRT, shopping, trails, schools, A.Henday and MORE!!



Built in 2008

## **Essential Information**

MLS® #                      E4438479

Price                         \$169,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	217 5005 165 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0L8

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Exercise Room, Social Rooms, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Picnic

	Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 25th, 2025
Days on Market	23
Zoning	Zone 03
Condo Fee	\$413

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 June 17th, 2025 at 7:47pm MDT