

## \$409,000 - 5827 162b Avenue, Edmonton

MLS® #E4444948

**\$409,000**

3 Bedroom, 1.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

3 BEDROOM, FULLY FINISHED, In MINT Condition! Do not miss this beautifully maintained 2 storey home on a quiet crescent with a NEW KITCHEN, including quartz countertops, and a spacious island. This ORIGINAL OWNER home has been improved throughout it's life, major updates like expensive hardwood floors on both levels, a newer high efficiency furnace, blinds, recently refreshed paint, upgraded primary bedroom walk in closet, and a completely redone main floor kitchen + bathroom! With a large south facing, fully fenced, backyard including a recently redone patio, tons of mature trees, a great firepit area and plenty of space for a double car garage if desired! Located in a quiet family friendly neighborhood, with easy access to walking trails, grocery stores and the Henday, this one is a no brainer!

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444948  |
| Price          | \$409,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,238     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1995                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5827 162b Avenue |
| Area        | Edmonton         |
| Subdivision | Hollick-Kenyon   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2W3          |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                            |
| Parking        | 2 Outdoor Stalls                                                                                             |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Insert                                                                                       |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, No Through Road, Private Setting, Public Transportation, Treed Lot |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

Date Listed                June 28th, 2025  
Days on Market        37  
Zoning                    Zone 03

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