

\$379,900 - 5531 163 Avenue, Edmonton

MLS® #E4465173

\$379,900

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	\$379,900
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	10
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 November 17th, 2025 at 4:17am MST