

## \$365,000 - 5933 164 Avenue, Edmonton

MLS® #E4463317

**\$365,000**

3 Bedroom, 1.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

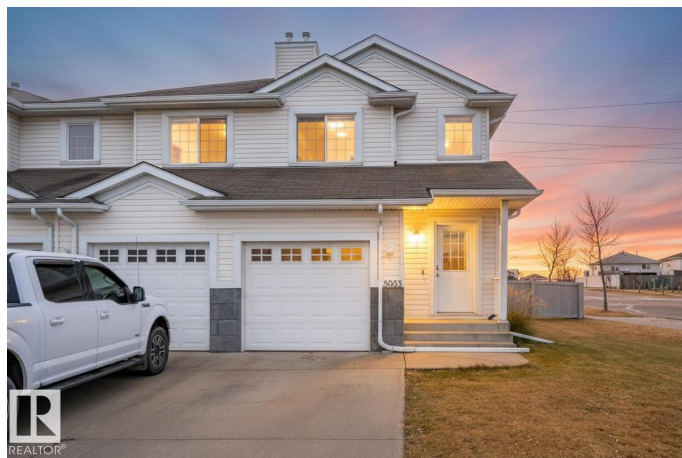
Hollick-Kenyon, Edmonton, AB

This well-kept 2-storey duplex offers 1,220 sq ft of comfortable living space with 3 bedrooms and 1.5 bathrooms. Set on a large corner lot that backs onto a walking trail, the property offers extra yard space and a sense of privacy that's hard to find. Inside, the home shows beautifully with a bright, open main floor, functional kitchen and dining area, and a cozy living room overlooking the yard. Upstairs features three bedrooms, including a generous primary. The basement is open for future development, while the fully fenced yard provides plenty of room to play, garden, or relax. Located in a quiet pocket of Hollick-Kenyon close to schools, parks, and shopping, this is a great opportunity for first-time buyers or investors alike.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463317  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,220     |
| Acres          | 0.00      |



|            |                    |
|------------|--------------------|
| Year Built | 2006               |
| Type       | Single Family      |
| Sub-Type   | Duplex Up And Down |
| Style      | 2 Storey           |
| Status     | Active             |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5933 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0B2         |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, See Remarks |
| Parking   | Single Garage Attached                                                                           |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 1                  |
| 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 25th, 2025 at 8:32am MDT