# \$529,000 - 15514 52a Street, Edmonton

MLS® #E4442507

### \$529.000

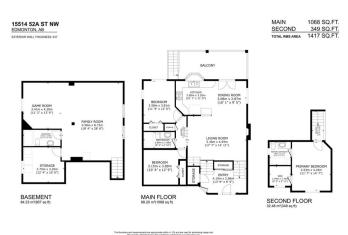
3 Bedroom, 3.00 Bathroom, 1,417 sqft Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

LIKE NEW CONDITION ~ AMAZING FLOOR PLAN ~ GORGEOUS BACK YARD - The moment you drive up you can see that this home is special. From the meticulous landscaping, vinyl fencing, u/g sprinklers to the incredible curb appeal. Located in the sough after community of Hollick Kenyon with easy access to parks, schools, shopping and transportation, it doesn't get much better! There's a large south facing front porch as you enter the home, and inside you are greeted by a large 2 storey foyer that will blow your guests away. Upstairs you have a large open concept living space that is flooded with natural light through the large windows. Walk through to the large deck overlooking the huge back yard. The kids will love this yard and you'll enjoy the warm evenings in the hot tub. There's two bedrooms on the main level and a gorgeous master upstairs over the garage. On the lower level you have an incredible family room, perfect for a gym or movie night. Most of all, this home is loved with TLC everywhere you look.







Built in 2009

#### **Essential Information**

MLS® # E4442507 Price \$529,000 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,417

Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 15514 52a Street

Area Edmonton

Subdivision Hollick-Kenyon

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 2X5

#### **Amenities**

Amenities Air Conditioner, Deck, Front Porch, Gazebo, Hot Tub, Sprinkler

Sys-Underground

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 14th, 2025

Days on Market 2

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 June 16th, 2025 at 2:32pm MDT