

# \$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	Half Duplex
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	14
Zoning	Zone 03

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Listing information last updated on November 7th, 2025 at 3:48pm MST