

## \$399,999 - 5620 162a Avenue, Edmonton

MLS® #E4459369

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome home! You are greeted by lush green grass and the warmth of a colorful entrance door. Inside, this updated four level split offers tons of well used square feet, colors that suit anyone's palate and a striking balance between open and compartmentalized spaces. Having the split levels offers endless opportunities to entertain. Alert! Your friends may never want to leave. Outside the home you find a low maintenance back yard featuring privacy and wait for it...a to die for, huge double garage with an oversized door. No more parking the truck outside. Close to all amenities and noted great egress, out of the neighborhood, each day starts off right whether it be exploring what the surrounding community has to offer or heading into the office. From a single individual to a larger family to an investor, this home will be perfect for just about anyone.

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459369  |
| Price          | \$399,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,016     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1994                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5620 162a Avenue |
| Area        | Edmonton         |
| Subdivision | Hollick-Kenyon   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2V8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 3                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | Full, Partially Finished                                                                                                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Dr. Donald Massey |
| Middle     | Dr. Donald Massey |
| High       | M. E. Lazerte     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 18th, 2025 at 8:32am MDT