

Courtesy Of Jodie M Allen Of NOW Real Estate Group

## \$399,900 - 15511 59a Street, Edmonton

MLS® #E4424884

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,124 sqft  
Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Not a condominium! This adult bungalow duplex in Liberty Village, Hollick Kenyon (55+) is managed by a homeowners association, HOA fees are \$60 monthly. This home has been lovingly maintained by the long term owners. Main floor features: large kitchen with plenty of cabinets & counter space, dining area, upgraded appliances & a ceiling solar tube. Living room is open & bright with a bay window. The primary bedroom with a 4 piece ensuite, 2nd bedroom (with access to back yard) & main bath complete the main floor. The basement is finished with laundry, second kitchen with all major appliances + stand up freezer & microwave, super sized family/games room & a den. Plenty of storage! Yard is landscaped, fenced & gated, with covered paving stone patio, flower beds & shed. Upgrades include brand new plumbing (pex lines), new windows, shingles, hot water tank & furnace in 2014, hardwood & ceramic tile flooring, custom window coverings. Single attached garage is 11.4'x23.8'. Pride of ownership is evident!

Built in 1991

### Essential Information

MLS® #	E4424884
Price	\$399,900



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,124
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	15511 59a Street
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2N9

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Insulated, Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 2

Zoning Zone 03

HOA Fees 360

HOA Fees Freq. Semi-Annually

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