

## \$599,900 - 5809 158 Avenue, Edmonton

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MLS® #E4441236

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,298 sqft

Single Family on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Rare find in desirable Lake Hollick Kenyon, this 2300 sq/ft 2 storey is nestled on a nice pie shaped lot backing on lush green park w/south facing panoramic views of the lake. Featuring 5 bedrms, 4 baths, master with ensuite, walk-in closet, glass enclosed sunroom/decks with full view of lake, framed by variety of trees and numerous evergreens. Open kitchen, dining & living room with hardwood flooring, enjoy yet another floor to ceiling glass enclosed sunroom (passive solar-heated) with lake view also, double attached, O/S garage. This home and its landscaping is designed for city dwellers in need of privacy, providing a country feel. Walkout lower level with separate entrance to fully finished in-law guest space complete with second kitchen, 3 pc steam shower bath, large living space with doors leading to the private secluded yard. Chance to update to your taste to make this home truly shine. Close to all amenities, schools, shopping, good access to Manning and the Anthony Henday Freeway.

Built in 1993

### Essential Information

MLS® # E4441236

Price \$599,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,298                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5809 158 Avenue |
| Area        | Edmonton        |
| Subdivision | Hollick-Kenyon  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2R4         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, Sauna; Swirlpool; Steam, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                          |
| Is Waterfront  | Yes   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View Lake |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 03        |



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Listing information last updated on July 3rd, 2025 at 9:03am MDT