

## \$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	44
Zoning	Zone 03



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