

## \$325,000 - 13 5120 164 Avenue, Edmonton

MLS® #E4425422

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,742 sqft  
Condo / Townhouse on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Welcome to Lancaster Gardens! This stunning townhome offers spacious living with minimal maintenance, providing the perfect combination of comfort and convenience. With three levels and a double garage, this home is ideal for modern living. The main floor features beautiful hardwood floors, sleek tile in the kitchen, maple cabinetry, and a cozy corner fireplace, perfect for both relaxation and entertaining. Upstairs, you'll find a convenient full bath, three generously sized bedrooms, and a versatile loft space. The primary suite boasts an ensuite bath and a large walk-in closet for added comfort and privacy. The basement offers great potential for additional living space and storage, ready to be customized to suit your needs. With low condo fees, this home is ideally located near shopping, schools, and public transportation. Don't miss out on this incredible opportunity!

Built in 2009

### Essential Information

MLS® #	E4425422
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,742
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13 5120 164 Avenue
Area	Edmonton
Subdivision	Hollick-Kenyon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0L7

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, 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	Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 03
Condo Fee	\$192

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Listing information last updated on March 14th, 2025 at 11:32am MDT