

# \$550,000 - 7819 164 Avenue, Edmonton

MLS® #E4428541

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,621 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Wow, this is a must see! Are you looking for a Large family home, in an Established neighborhood, where almost everything has been Updated in the past 10 years? With a kitchen reno, newer luxury vinyl plank, new shingles, furnace, hot water tank, bathroom updates, washer/dryer and more. Large South facing windows cascade light into the main floor with towering vaulted ceilings. Enjoy your morning coffee/tea on the raised deck overlooking the backyard and greenbelt with a walking path. Want to go for a walk or kids want to run and play? Just head to the backyard or pass through the gate to the greenspace. You can still keep an eye on them from the main floor! The primary bedroom has privacy on its own level and a fabulous ensuite bath. In addition, there are 3 more bedrooms (2 up, one down), a den for versatility, 2 living rooms (basement is huge), and one full bathroom on Every Floor. Home has been pre-inspected for buyer convenience and immediate possession is available

Built in 2001

## Essential Information

MLS® # E4428541

Price \$550,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,621                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7819 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3J7         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Storage-In-Suite, Vaulted Ceiling |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Hallock/John Bosco |
| Middle     | Hallock/JJ Bowlen  |
| High       | Lazerte/O'Leary    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 28         |

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Listing information last updated on May 2nd, 2025 at 7:47am MDT