

## \$617,500 - 16606 75a Street, Edmonton

MLS® #E4438373

**\$617,500**

4 Bedroom, 3.00 Bathroom, 1,979 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Nestled in a peaceful cul-de-sac, this meticulously maintained home offers AC, 4 bdrms, 3 baths, inlaw suite, plus a spacious layout with vaulted ceilings. Perfect for multi generational families. The open-concept main floor seamlessly connects the kitchen, dining & living areas. The gourmet kitchen features a functional island, elegant quartz countertops, corner pantry & high-end S/S appliances. The adjoining dining area leads to a maintenance-free deck, perfect for outdoor meals. Relax in the cozy living room with a gas fireplace. 3 main-floor bedrooms include a raised, expansive primary suite with a 4pc ensuite, jacuzzi tub, walk-in closet & private water closet. A F/F basement offers a SECOND KITCHEN, new appliances (2024), washer/dryer(2024), large family room with a 2nd gas fireplace, bedroom, a 3pc bath and Sauna. Updates in 2022 New Roof, Flooring, paint, quartz counters and seperate entrance. Attached oversized double garage. Landscaped backyard boasts fruit trees, a shed, & garden space.

Built in 2003

### Essential Information

MLS® # E4438373

Price \$617,500



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,979
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16606 75a Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W2

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Sauna; Swirlpool; Steam, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	21
Zoning	Zone 28

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Listing information last updated on June 14th, 2025 at 4:02pm MDT