

## \$599,900 - 7408 158 Avenue, Edmonton

MLS® #E4446839

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

With over 2500 sq ft this 4 bedroom 2 storey holds so many opportunities to make a very special home for your family. A large foyer with rich woodwork greets you and flows thru French doors into the formal living room and into the dining room with plenty of room to host your guests. The kitchen has a generous amount of oak cabinets - with new appliances it will shine! The breakfast area leads out to the back yard. A family room with fireplace, 2 piece powder room and laundry room with shower completes this level. Climb the grand staircase to the upper level with a primary suite - complete with walk in closet and huge ensuite. Three more bedrooms and 4 piece bath makes this the perfect family home. Basement has been framed and ready for your designs. Store your toys in the triple car garage - and enjoy an extra wide driveway for all your guests. With a bit of love and care this home can be your dream home!

Built in 1990

### Essential Information

MLS® #	E4446839
Price	\$599,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,536
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7408 158 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2Y4

### **Amenities**

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                19

Zoning                            Zone 28

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Listing information last updated on July 28th, 2025 at 4:17am MDT