

## \$539,900 - 7819 166 Avenue, Edmonton

MLS® #E4449863

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Immaculately maintained and fully developed on all levels, this spacious bi-level home in the desirable community of Mayliewan offers 4 large bedrooms, 3 full bathrooms, and vaulted ceilings. The bright kitchen features white cabinets, a walk-in pantry, and a baker-friendly lowered counter, while the living room boasts a large front window and a striking stone-faced gas fireplace. The oversized primary suite is privately located on the upper level with a walk-in closet and 4-piece ensuite with Jacuzzi tub. The finished basement includes in-floor heating, a large entertainment area with a second fireplace, a fourth bedroom, full bath, and a laundry/storage room with sink. Enjoy the heated, insulated, finished garage, along with fully landscaped yards, a maintenance-free deck, and a private backyard that opens onto a quiet walking trail—perfect for morning strolls and peaceful evenings. Conveniently located near schools, parks, and shopping.

Built in 2003

### Essential Information

MLS® #	E4449863
Price	\$539,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,480
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7819 166 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V8

### Amenities

Amenities	Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 28

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