\$539,900 - 7808 163 Avenue, Edmonton

MLS® #E4456813

\$539,900

5 Bedroom, 3.00 Bathroom, 1,404 sqft Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Roof 2023. Hot Water Tank 2025. Furnace & Humidifier 2018. Central Air Conditioning added in 2018. Other recent updates include newer flooring and toilets. HEATED double oversized attached garage. Welcome to this spacious & inviting bi-level in Mayliewan, perfectly situated on a guiet street backing a green space walkway. Soaring vaulted ceilings & an open floorplan. Large windows. Home blends style & functionality. Upgraded kitchen showcases cherry soft-close cabinetry, newer counters, Samsung SS appliances, a corner pantry, & a bright dining nook that opens to the deck. Main level includes two bdrms & a full bath, while the upper-level primary retreat boasts a walk-in closet & luxurious 5-pc jetted ensuite. Fully finished basement offers a large family room, 2 additional bdrms, 3-pc bath, & laundry. Enjoy a landscaped fenced yard, storage shed, & proximity to parks, schools, public transit & shoppingâ€"an ideal home for families seeking comfort and convenience. Taxes \$4,465 for 2025. Lot size 466 sq m.



Essential Information

MLS® # E4456813 Price \$539,900

Bedrooms 5



7808 163 Ave NW

- 5 BEDROOMS
- · 3 BATHROOMS
- POPULAR BI-LEVEL FLOOR

 PLAN WITH SOARING VAULTED CEILINGS
- QUIET STREET LOCATION BACKING ONTO A GREEN SPACE WALK-WAY
- BRIGHT, OPEN-CONCEPT LAYOUT WITH LOTS OF NATURAL LIGHT
- UPGRADED KITCHEN WITH CHERRY WOOD SOFT-CLOSE CABINETRY
- NEWER COUNTERS & SAMSUNG STAINLESS STEEL APPLIANCES
- CORNER PANTRY & SPACIOUS DINING NOOK LEADING TO BACK DECK
- · LARGE BACK DECK OVERLOOKING GREEN SPACE
- 2 BEDROOMS & FULL BATH ON MAIN FLOOR
- HUGE PRIMARY SUITE WITH WALK-IN CLOSET & 5-PIECE JETTED ENSUITE (OVERLOOKS MAIN FLOOR)
- FINISHED BASEMENT WITH FAMILY ROOM, 2 BEDROOMS, 3-PIECE BATH, LAUNDRY AREA & DEN
- NEWER LINO & CARPET FLOORING THROUGHOUT
- NEWER HUMIDIFIER
- CENTRAL A/C ADDED IN 2018 FOR YEAR-ROUND COMFORT
- FURNACE REPLACED IN 2018
- DOUBLE ATTACHED HEATED GARAGE + STORAGE SHED
- TAXES \$4,211.94 IN 2024
- · ABOVE GRADE TOTAL 1404.21 SQ FT.

Bathrooms 3.00

Full Baths 3

Square Footage 1,404 Acres 0.00

Year Built 2001

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 7808 163 Avenue

Area Edmonton
Subdivision Mayliewan
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 3K8

Amenities

Amenities Air Conditioner, Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl

Windows

Parking Spaces 4

Parking Double Garage Attached, Heated

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Washer, Window Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Landscaped, Park

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 8th, 2025

Days on Market 51

Zoning Zone 28



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