

Courtesy Of Tyler J Suchan Of RE/MAX River City

# \$575,000 - 7819 164 Avenue, Edmonton

MLS® #E4428541

**\$575,000**

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	\$575,000
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	5
Zoning	Zone 28

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