

## \$449,900 - N/A, Edmonton

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MLS® #E4448623

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this 1,342 sq. ft. 4-level split in the desirable community of Mayliewan! Flooded with natural light, the main floor features engineered hardwood flooring and vaulted ceilings that create an airy, welcoming feel. The open concept living and dining room flows into a functional kitchen with oak cabinets and a sunny breakfast nook. Upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite, along with two additional bedrooms and another 4-piece bath. The lower level offers a cozy family room complete with a brick-facing wood-burning fireplace, a 2-piece bath, and an extra bedroom. The fully finished basement provides a LARGE rec room—perfect for entertaining! The double attached garage has been reinsulated, drywalled, and painted, and includes access to the lower level. Outside, enjoy a beautifully landscaped, fenced yard with a two-tiered deck. Just a 2-minute walk to the lake and offering quick access to the Henday and all amenities, this home has it all!



Built in 1988

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448623  |
| Price    | \$449,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,342                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Mayliewan |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5Z 2W4   |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Patio, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Brick Facing, Mantel                                                                                                         |
| Stories           | 4                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 28         |

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Listing information last updated on August 1st, 2025 at 1:03pm MDT