

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

MLS® #E4449863

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Maylievan, Edmonton, AB

Immaculately maintained and fully developed on all levels, this spacious bi-level home in the desirable community of Maylievan 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 | 7               |
| Zoning         | Zone 28         |

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Listing information last updated on August 1st, 2025 at 12:33pm MDT