

# **\$585,000 - 7603 157 Avenue, Edmonton**

MLS® #E4440836

**\$585,000**

4 Bedroom, 3.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Maylieuan, Edmonton, AB

WALKOUT 5 level split BACKING "Maylieuan Close LAKE!" Tucked into a CUL-DE-SAC, the curb appeal is EYE CATCHING w/ painted CEDAR & contrasting BRICK w/ a NEW modern, flat panel garage door. Inside TILE & HARDWOOD greet you. Eat in the separate DINING ROOM, perfect for entertaining! Upper floor has 3 bedrooms, including a Primary w/ a WALK-IN CLOSET & ensuite w/ a wall hung commode & CUSTOM STEAM SHOWER to relax in. A full bath w/ a SOAKER TUB services the 2 bedrooms. Cook in the large U-SHAPED ISLAND kitchen w/ solid wood cabinets, & EAT-IN NOOK; it accesses the TOP TIER DECK. Below is the family room w/ HARDWOOD, ingress to the 2ND TIERED DECK w/ a pull out CANOPY, a BRICK FP to keep you cozy & a 3 piece guest bath; it allows access to the BRIGHT, finished DOUBLE ATTACHED GARAGE. 4th floor offers a REC ROOM & entry to the 3RD TIERED DECK, a storage/utility room & 2 piece guest bath. 5th floor has a GENEROUS bedroom & laundry room. Enjoy a LUSCIOUS, mature yard TOUCHING THE WATER! See it you'll LOVE it!

Built in 1986

## **Essential Information**

MLS® #

E4440836



Price	\$585,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	7603 157 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2S2

### Amenities

Amenities	Deck, Patio, Walkout Basement, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	5
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick
Exterior Features	Backs Onto Lake, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Florence Hallock
Middle	Florence Hallock
High	M.E. LaZerte

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:47am MDT