# \$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 quiet street backing a serene green space walkway. With soaring vaulted ceilings & an open floorplan, this 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.

Built in 2001

### **Essential Information**

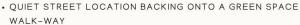
MLS®# E4456813 Price \$539,900

Bedrooms 5



#### 7808 163 Ave NW

- 5 BEDROOMS
- · 3 BATHROOMS
- · POPULAR BI-LEVEL FLOOR PLAN WITH SOARING VAULTED CEILINGS



- · 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 36

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 October 14th, 2025 at 8:32am MDT