

\$539,900 - 7808 163 Av Nw, Edmonton

MLS® #E4456813

\$539,900

5 Bedroom, 3.00 Bathroom, 1,404 sqft
Single Family on 0.12 Acres

Mayliewan, Edmonton, Alberta

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 & shopping—an ideal home for families seeking comfort and convenience. Taxes \$4,465 for 2025. Lot size 466 sq m. (id:6289)

Built in 2001

Essential Information

Listing #	E4456813
Price	\$539,900
Bedrooms	5
Bathrooms	3.00



7808 163 Ave NW

- 5 BEDROOMS
- 3 BATHROOMS
- POPULAR BI-LEVEL FLOOR PLAN WITH SOARING VAULTED CEILINGS
- QUIET STREET LOCATION BACKING ONTO A GREEN SPACE WALK-WAY
- 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.



Square Footage	1,404
Acres	0.12
Year Built	2001
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	7808 163 Av Nw
Subdivision	Mayliewan
City	Edmonton
Province	Alberta
Postal Code	T5Z3K8

Amenities

Amenities	Public Transit, Schools, Shopping, Vinyl Windows
Features	Park/reserve, Exterior Walls- 2x6"
Parking Spaces	4
Parking	Attached Garage, Heated Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
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