

Courtesy Of Justin D Layton Of RE/MAX River City

## \$595,000 - 7824 165 Avenue, Edmonton

MLS® #E4455088

**\$595,000**

5 Bedroom, 2.50 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this wonderful WALKOUT BUNGALOW with DOUBLE ATTACHED GARAGE and backing onto a green space! With over 1,530 Sq Ft on the open concept main level featuring hardwood flooring throughout, large windows that fill the home with natural light and a huge deck with great views. The primary bedroom boasts a large walk-in closet and ensuite bathroom with separate shower and large soaker tub. With 2 additional main floor bedrooms, there is space for everyone. There is an additional 1,343 Sq Ft of finished living area in the open concept walkout basement including 2 more bedrooms. Both the main level and basement level feature their own large open kitchens, living rooms, dining rooms, bedrooms, bathrooms, laundry and furnaces. Upgrades include newer shingles (approx. 5 yrs ago), two newer furnaces, newer hot water on-demand (approx. 6 yrs ago), newer central A/C (main level only) and new vinyl plank flooring throughout the basement. This unique home has so much to offer and must be seen to be appreciated!

Built in 1999

### Essential Information

MLS® # E4455088

Price \$595,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7824 165 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3J6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Animal Home, Patio, Walkout Basement, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Florence Hallock School

Middle                      Florence Hallock School

High                         M.E. LaZerte School

**Additional Information**

Date Listed                August 28th, 2025

Days on Market          1

Zoning                      Zone 28

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