

## \$599,000 - 8069 166a Avenue, Edmonton

MLS® #E4438567

**\$599,000**

3 Bedroom, 3.50 Bathroom, 2,338 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this impeccably maintained one-owner home featuring more than 2,500 sq ft of thoughtfully designed living space! Youâ€™ll find 3 generous-sized bedrooms upstairs, a total of 3.5 baths, 2 living areas (main floor and upstairs), and a flexible den on the main floor ideal for an office or playroom. The luxurious primary suite pampers with his-and-her walk in closets, and the ensuite includes his-and-her sinks, a shower, deep soaker jet tub, and heated floors. The walk-out basement â€“ also with heated floors â€“ opens to a gorgeous, landscaped backyard complete with a fire pit and stone patio set for cozy evenings. Custom finishes carry through to the oversized, heated, double-attached garage offering plenty of room for vehicles, toys, and storage. Nestled minutes from schools, childcare, the Anthony Henday and every major amenity. This home blends comfort, craftsmanship, and an unbeatable location. Donâ€™t miss your chance to fall in love with this exceptional property

Built in 2004

### Essential Information

MLS® # E4438567

Price \$599,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,338
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8069 166a Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W1

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Intercom, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	5
Zoning	Zone 28

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Listing information last updated on May 31st, 2025 at 5:47am MDT