

## \$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          16

Zoning                      Zone 28

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Listing information last updated on September 13th, 2025 at 6:29am MDT