

Courtesy Of Joseph Guziak Of The E Group Real Estate

\$549,900 - 7640 158a Avenue, Edmonton

MLS® #E4455967

\$549,900

4 Bedroom, 2.50 Bathroom, 1,942 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

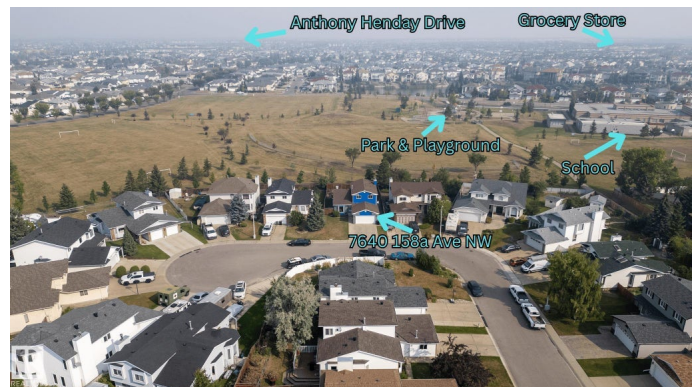
Located with A/C on a quiet cul-de-sac and backing Mayliewan Park, this 4 Bedroom home comes loaded! The main level greets you with a bright living and dining area, where vaulted ceilings and large bay windows create an open, welcoming feel. The kitchen provides plenty of cabinetry, stainless steel appliances, and a breakfast nook that leads directly out to the backyard deck. Just off the kitchen, the family room features a wood-burning fireplace with a brick surround, giving the space a warm and inviting touch. This level also includes a convenient main-floor bedroom, along with a two-piece powder room and access to the double attached garage. Outside, the fully fenced backyard has an oversized deck and direct access to park space, making it ideal for family time, barbecues, or just relaxing outdoors. Mayliewan is one of North Edmonton's most family-friendly neighborhoods, known for its playgrounds, walking paths, and schools close by. New A/C, Newer HWT & furnace, and many windows have been replaced.

Built in 1988

Essential Information

MLS® # E4455967

Price \$549,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,942
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7640 158a Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2V8

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	9
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 September 13th, 2025 at 9:17am MDT