

## \$614,900 - 7326 166a Avenue, Edmonton

MLS® #E4447816

**\$614,900**

4 Bedroom, 2.50 Bathroom, 2,454 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Immaculate 4-bedroom + Den, 3 Bath home on a Pie-Shaped Lot in the desirable community of Mayliewan! This beautifully maintained 2-storey home offers a bright, welcoming layout perfect for family living. The main floor offers open-to-below ceilings in the living room, a cozy family room with a fireplace, a den that is ideal for a home office, bedroom, or playroom, and a formal dining room. Upstairs, you'll find four generously sized bedrooms, a spacious bonus area, and two full bathrooms. Recent upgrades include central air conditioning (2024), new carpet (2024), new shingles (2023), and updated window coverings. The basement is framed with electrical completed, ready for your personal touch. Enjoy the outdoors in a beautifully landscaped backyard with a large deck, perfect for entertaining. The double-attached garage is finished with sleek epoxy flooring. Located close to schools, parks, and everyday amenities, this move-in-ready home is a must-see!

Built in 2004

### Essential Information

MLS® # E4447816

Price \$614,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,454                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7326 166a Avenue |
| Area        | Edmonton         |
| Subdivision | Mayliewan        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3Y1          |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, No Animal Home, See Remarks |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, See Remarks                                                                                                           |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 15th, 2025

Days on Market                21

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 August 5th, 2025 at 8:17pm MDT