

## \$775,000 - 7604 157 Avenue, Edmonton

MLS® #E4450051

**\$775,000**

3 Bedroom, 3.50 Bathroom, 3,205 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Cancel our plans, honey—we're staying in! This showstopper of a home is an entertainer's dream, featuring a chef's kitchen with a massive granite island that's perfect for hosting. The four-season sunroom offers stunning lake views and is ideal for BBQs, casual dinners, or simply unwinding in comfort. Inside, the main floor has thoughtful touches like a custom dog wash in the laundry room and a formal dining room just off the kitchen—perfect for family dinners or elegant gatherings. Upstairs, the primary suite includes a walk-in closet fit for a fashionista, while two additional bedrooms share a cozy family room that's perfect for movie nights. The basement is nothing short of spectacular: a wet bar, walk-in wine room, billiards room, and a private hot tub space make it the ultimate retreat. And don't miss the bathroom sauna—a luxurious finishing touch. Step outside to a walk-out lot with direct access to the lake. Sip your morning coffee while listening to the birds, or launch your kayak for a sunset



Built in 1984

### Essential Information

MLS® # E4450051

Price \$775,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,205                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7604 157 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2S2         |

### Amenities

|               |                                                                                                                                                                                    |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Bar, Closet Organizers, Deck, Fire Pit, Hot Tub, Intercom, Patio, Sauna; Swirlpool; Steam, Skylight, Sunroom, Vaulted Ceiling, Walkout Basement, Wet Bar, Vacuum System-Roughed-In |
| Parking       | Double Garage Attached                                                                                                                                                             |
| Is Waterfront | Yes                                                                                                                                                                                |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Freestanding, Glass Door                                                                          |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                 |
| Exterior Features | Backs Onto Lake, Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, Private Setting, Treed Lot, View Lake, Waterfront Property, See Remarks |
| Roof              | Cedar Shakes                                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 28         |

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Listing information last updated on August 2nd, 2025 at 3:02am MDT