

## \$599,000 - 8027 161a Avenue, Edmonton

MLS® #E4454403

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Maylievan, Edmonton, AB

Welcome home! This custom-built, 3+1 bed, 3 bath cul-de-sac bungalow will impress with its generous light (corner lot) and spacious layout. From morning coffee in the cozy sunroom, to family dinners in the granite kitchen there's space for every season of life. MBR has walk in closet and jacuzzi ensuite. The fully finished basement has high ceilings and very large windows, allowing lots of natural light. The oversized TRIPLE heated garage, with its soaring 11' ceiling, is a dream for hobbyists, truck owners, or anyone needing serious storage. Plus the driveway is large enough for a trailer/RV or 6 cars. Outside, the backyard becomes your retreat with mature fruit trees and room to relax or entertain. And when you're ready to head out, you're just 8 minutes from the Henday or Yellowhead and 20 minutes to downtown. A/C, main floor laundry, central vac, newer roof and HWT. With its thoughtful design and excellent location, this home is move-in ready and waiting for its next owner!

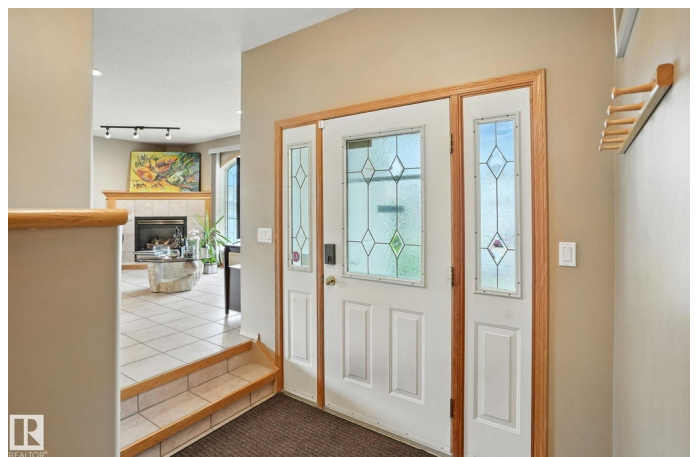
Built in 1997

### Essential Information

MLS® # E4454403

Price \$599,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,484                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8027 161a Avenue |
| Area        | Edmonton         |
| Subdivision | Mayliewan        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3G1          |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Sunroom, See Remarks                        |
| Parking   | Heated, Insulated, Over Sized, Triple Garage Attached, See Remarks |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                  |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 28           |

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Listing information last updated on August 30th, 2025 at 7:17am MDT