

## \$499,900 - 7913 161 Avenue, Edmonton

MLS® #E4459523

**\$499,900**

5 Bedroom, 2.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Original owner! This meticulously cared for home offers 1,340 sqft of living space. The main floor features gleaming hardwood flooring throughout, living room with gas fireplace, peninsula-style kitchen with pantry, & an extra-large dining room. Convenient main floor laundry with a half bath, primary bedroom with "cheater ensuite" access, & two additional bedrooms. The finished basement includes a spacious family room with a wet bar, bedrooms 4 & 5, full bathroom, den, and plenty of storage space. Upgrades to the property include underground sprinklers, central air conditioning, custom window coverings, upgraded shingles, a water softener, a newer high-efficiency furnace (installed in 2020), and upgraded vinyl plank flooring in the basement den. The yard is fully fenced and beautifully landscaped, featuring a garden area, dura decking on the large rear sun deck & front verandah, a heated double garage (20'2" x 19'4"). Mayliewan is a family friendly community, close to all amenities.

Built in 1998

### Essential Information

MLS® # E4459523

Price \$499,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,337                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7913 161 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3E9         |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Sprinkler Sys-Underground |
| Parking Spaces | 4                                                                                                                       |
| Parking        | Double Garage Attached, Heated, Insulated                                                                               |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Glass Door                                                                                                                                 |
| Stories           | 2                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Block                                                                                               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 17                   |
| Zoning         | Zone 28              |

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Listing information last updated on October 12th, 2025 at 9:02am MDT