

# \$528,888 - 8016 158 Avenue, Edmonton

MLS® #E4423858

**\$528,888**

3 Bedroom, 3.00 Bathroom, 1,457 sqft  
Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Nestled in a quiet cul-de-sac in the sought-after Mayliewan community, this well-maintained 1,457 sq. ft. bungalow offers comfort and functionality. Featuring three spacious main-floor bedrooms, including a primary suite with an ensuite, this home is perfect for family living. The bright main level boasts new windows, while the kitchen showcases brand-new stainless steel appliances, ample cabinetry, and a cozy breakfast nook. A heated double attached garage provides year-round comfort, and the new hot water tank adds high-efficiency furnace. The beautifully landscaped, fully fenced backyard includes a large deck, oversized shed, mature trees, lush greenery, and vibrant flower beds, with concrete walkways adding durability and curb appeal. A separate side entrance leads to a partially finished basement, offering endless potential for customization or rental income. Located near parks, schools, shopping, and transit, this beautiful, move-in-ready home is a rare find in one of Edmonton's most desirable neighborhoods.

Built in 1985

## Essential Information

MLS® #	E4423858
Price	\$528,888



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,457
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8016 158 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2T2

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, Parking-Plug-Ins
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 4th, 2025

Days on Market      10

Zoning                Zone 28

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