

# \$530,000 - 7808 163 Avenue, Edmonton

MLS® #E4456813

**\$530,000**

5 Bedroom, 3.00 Bathroom, 1,404 sqft  
Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Roof 2023. Hot Water Tank 2025. Furnace & Humidifier 2018. Central Air Conditioning added in 2018. Other recent updates include newer flooring and toilets. HEATED double oversized attached garage. Welcome to this spacious & inviting bi-level in Mayliewan, perfectly situated on a quiet street backing a green space walkway. Soaring vaulted ceilings & an open floorplan. Large windows. Home blends style & functionality. Upgraded kitchen showcases cherry soft-close cabinetry, newer counters, Samsung SS appliances, a corner pantry, & a bright dining nook that opens to the deck. Main level includes two bdrms & a full bath, while the upper-level primary retreat boasts a walk-in closet & luxurious 5-pc jetted ensuite. Fully finished basement offers a large family room, 2 additional bdrms, 3-pc bath, & laundry. Enjoy a landscaped fenced yard, storage shed, & proximity to parks, schools, public transit & shopping—an ideal home for families seeking comfort and convenience. Taxes \$4,465 for 2025. Lot size 466 sq m.



7808 163 Ave NW

- 5 BEDROOMS
- 3 BATHROOMS
- POPULAR BI-LEVEL FLOOR PLAN WITH SOARING VAULTED CEILINGS
- QUIET STREET LOCATION BACKING ONTO A GREEN SPACE WALK-WAY
- BRIGHT, OPEN-CONCEPT LAYOUT WITH LOTS OF NATURAL LIGHT
- UPGRADED KITCHEN WITH CHERRY WOOD SOFT-CLOSE CABINETRY
- NEWER COUNTERS & SAMSUNG STAINLESS STEEL APPLIANCES
- CORNER PANTRY & SPACIOUS DINING NOOK LEADING TO BACK DECK
- LARGE BACK DECK OVERLOOKING GREEN SPACE
- 2 BEDROOMS & FULL BATH ON MAIN FLOOR
- HUGE PRIMARY SUITE WITH WALK-IN CLOSET & 5-PIECE JETTED ENSUITE (OVERLOOKS MAIN FLOOR)
- FINISHED BASEMENT WITH FAMILY ROOM, 2 BEDROOMS, 3-PIECE BATH, LAUNDRY AREA & DEN
- NEWER LINO & CARPET FLOORING THROUGHOUT
- NEWER HUMIDIFIER
- CENTRAL A/C ADDED IN 2018 FOR YEAR-ROUND COMFORT
- FURNACE REPLACED IN 2018
- DOUBLE ATTACHED HEATED GARAGE + STORAGE SHED
- TAXES \$4,211.94 IN 2024
- ABOVE GRADE TOTAL 1404.21 SQ FT.



Built in 2001

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456813  |
| Price    | \$530,000 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,404                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7808 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3K8         |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached, Heated                                               |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Corner, Mantel                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

Exterior Features    Fenced, Landscaped, Park/ Shopping Nearby  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Vinyl  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            September 8th, 2025  
Days on Market      64  
Zoning                 Zone 28

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