

## **\$569,999 - 8069 166a Avenue, Edmonton**

MLS® #E4438567

**\$569,999**

3 Bedroom, 3.50 Bathroom, 2,338 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this impeccably maintained one-owner home featuring more than 5000 sq ft of thoughtfully designed living space just mins from the Anthony Henday Drive, all major amenities & walking distance to schools/parks. Throughout the home you will find slate & carpet flooring, granite counter tops, & maple cabinets. On the Main floor you will find a 2pc bath, stainless steel appliances, laundry, natural gas fireplace with a west facing balcony. Upstairs, you will find the over sized Primary Brdm, w/ his & hers walk in closets featuring a 5-piece en-suite w/ his & hers sinks and heated flooring; 2 more generous sized bdrms with large closets (one walk-in), a den, & 3-piece bath w/ deep soaker tub. In the finished Basement, you will find an open concept with heated, dyed concrete flooring that walks-out to the lower patio and backyard (with underground irrigation), 3pc bath, utility rm and a cold/storage rm with plenty of shelving & storage under the stairs.

Built in 2004

### **Essential Information**

MLS® #	E4438567
Price	\$569,999
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,338
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8069 166a Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W1

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Intercom, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features Cul-De-Sac, Partially Fenced  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter



**Additional Information**

Date Listed May 26th, 2025  
Days on Market 13  
Zoning Zone 28

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