

Courtesy Of Joseph Guziak Of The E Group Real Estate

## \$549,900 - 7640 158a Avenue, Edmonton

MLS® #E4455967

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,942 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Located with A/C on a quiet cul-de-sac and backing Mayliewan Park, this 4 Bedroom home comes loaded! The main level greets you with a bright living and dining area, where vaulted ceilings and large bay windows create an open, welcoming feel. The kitchen provides plenty of cabinetry, stainless steel appliances, and a breakfast nook that leads directly out to the backyard deck. Just off the kitchen, the family room features a wood-burning fireplace with a brick surround, giving the space a warm and inviting touch. This level also includes a convenient main-floor bedroom, along with a two-piece powder room and access to the double attached garage. Outside, the fully fenced backyard has an oversized deck and direct access to park space, making it ideal for family time, barbecues, or just relaxing outdoors. Mayliewan is one of North Edmonton's most family-friendly neighborhoods, known for its playgrounds, walking paths, and schools close by. New A/C, Newer HWT & furnace, and many windows have been replaced.

Built in 1988

### Essential Information

MLS® # E4455967

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,942                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7640 158a Avenue |
| Area        | Edmonton         |
| Subdivision | Mayliewan        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 2V8          |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Fireplace         | Yes                                                                                                  |
| Fireplaces        | Brass Surround                                                                                       |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

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

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 28             |

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Listing information last updated on September 16th, 2025 at 3:47pm MDT