

\$539,900 - 7808 163 Avenue, Edmonton

MLS® #E4456813

\$539,900

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 serene green space walkway. With soaring vaulted ceilings & an open floorplan, this 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	\$539,900
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
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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 45
Zoning Zone 28

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