

\$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

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. Recent updates include newer flooring, toilets, humidifier, central air conditioning, & a heated double attached garage. Furnace replaced in 2018 and Central Air Conditioning added in 2018. Enjoy a landscaped fenced yard, storage shed, & proximity to parks, schools, public transit & shopping—an ideal home for families seeking comfort and convenience. Taxes \$4,211.94 in 2024. 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
----------	--------------------

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	20
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 28th, 2025 at 8:32am MDT