

Courtesy Of Jodie M Allen Of NOW Real Estate Group

## \$499,900 - 7913 161 Avenue, Edmonton

MLS® #E4459523

### \$499,900

5 Bedroom, 2.50 Bathroom, 1,337 sqft  
Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Original owner! This meticulously cared for home offers 1,340 sqft of living space. The main floor features gleaming hardwood flooring throughout, living room with gas fireplace, peninsula-style kitchen with pantry, & an extra-large dining room. Convenient main floor laundry with a half bath, primary bedroom with "cheater ensuite" access, & two additional bedrooms. The finished basement includes a spacious family room with a wet bar, bedrooms 4 & 5, full bathroom, den, and plenty of storage space. Upgrades to the property include underground sprinklers, central air conditioning, custom window coverings, upgraded shingles, a water softener, a newer high-efficiency furnace (installed in 2020), and upgraded vinyl plank flooring in the basement den. The yard is fully fenced and beautifully landscaped, featuring a garden area, dura decking on the large rear sun deck & front verandah, a heated double garage (20'2" x 19'4"). Mayliewan is a family friendly community, close to all amenities.

Built in 1998

### Essential Information

MLS® #	E4459523
Price	\$499,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7913 161 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3E9

### **Amenities**

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Block

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	19
Zoning	Zone 28

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Listing information last updated on October 14th, 2025 at 2:47pm MDT