

## \$559,000 - 7566 165a Avenue, Edmonton

MLS® #E4447811

**\$559,000**

4 Bedroom, 3.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Nestled in a quiet cul-de-sac, this spacious 4-BEDROOM UP, 3.5-bathroom home offers exceptional living inside and out. With over 7,200 sqft of outdoor space, the generous pie-shaped lot features a beautifully landscaped backyard filled with FRUIT TREES—3 APPLE, 1 PLUM, and 1 CHERRY for your private orchard experience. Step inside to find a CARPET-FREE HOME with high-quality finishes, California knockdown ceilings, and a bright, functional layout. The main floor boasts a formal living room and a cozy family room, perfect for entertaining and everyday living. Upstairs, all 4 bedrooms are generously sized, ideal for growing families. The fully finished basement adds even more living space, while the large double HEATED garage offers ample parking and storage. Recent upgrades include central AIR CONDITIONING, a new hot water tank (2024), and shingles (approx. 5 years old). Just steps from St. John Bosco K&#166;6 School, playgrounds, a tranquil lake, and walking trails make this location perfect for any family.

Built in 2002

### Essential Information

MLS® # E4447811

Price \$559,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,047                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7566 165a Avenue |
| Area        | Edmonton         |
| Subdivision | Mayliewan        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3P9          |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 28         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 10:32pm MDT