

Courtesy Of Zeev Shaposhnik Of MaxWell Progressive

## \$599,000 - 8027 161a Avenue, Edmonton

MLS® #E4454403

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,484 sqft  
Single Family on 0.00 Acres

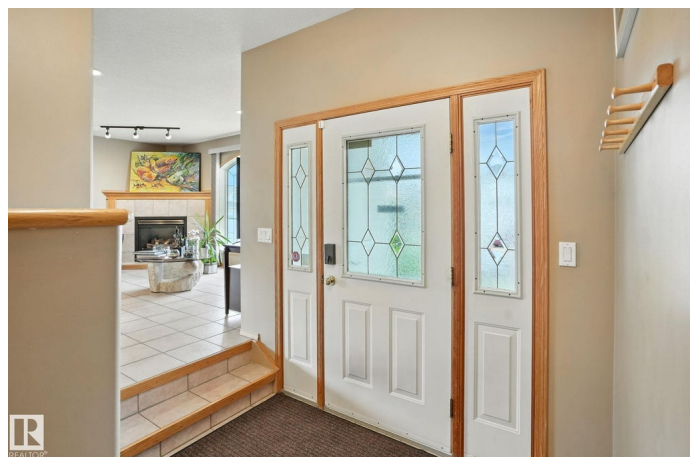
Maylievan, Edmonton, AB

Welcome home! This custom-built, 3+1 bed, 3 bath cul-de-sac bungalow will impress with its generous light (corner lot) and spacious layout. From morning coffee in the cozy sunroom, to family dinners in the granite kitchen there's space for every season of life. MBR has walk in closet and jacuzzi ensuite. The fully finished basement has high ceilings and very large windows, allowing lots of natural light. The oversized TRIPLE heated garage, with its soaring 11' ceiling, is a dream for hobbyists, truck owners, or anyone needing serious storage. Plus the driveway is large enough for a trailer/RV or 6 cars. Outside, the backyard becomes your retreat with mature fruit trees and room to relax or entertain. And when you're ready to head out, you're just 8 minutes from the Henday or Yellowhead and 20 minutes to downtown. A/C, main floor laundry, central vac, newer roof and HWT. With its thoughtful design and excellent location, this home is move-in ready and waiting for its next owner!

Built in 1997

### Essential Information

MLS® #	E4454403
Price	\$599,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,484
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8027 161a Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3G1

### Amenities

Amenities	Air Conditioner, Deck, Sunroom, See Remarks
Parking	Heated, Insulated, Over Sized, RV Parking, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	58
Zoning	Zone 28

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Listing information last updated on October 19th, 2025 at 7:02pm MDT