

## \$499,000 - 8069 166a Avenue, Edmonton

MLS® #E4443020

**\$499,000**

3 Bedroom, 3.50 Bathroom, 2,338 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Luxury Living in Every Detail—Stunning 3 Bed, 3.5 Bath Walkout Duplex featuring slate floors, granite countertops, and a double oversized heated garage. With central A/C, sensor-activated lighting, and triple pane windows. This home also features a soundproof shared wall, offering quiet living. Upon entry, you'll find a spacious den, across from a large mudroom with built-in laundry and storage. The open-concept kitchen and living area is ideal for entertaining, complete with wired-in surround sound and seamless flow to the main floor deck with a gas BBQ hookup. Upstairs, enjoy three generous bedrooms, a versatile bonus room, and a primary retreat featuring his & hers walk-in closets. The ensuite featuring heated floors, dual vanities, a jetted tub, and a walk-in shower. Downstairs, the fully finished walkout basement includes in-floor heating, a full bathroom, a gas line for BBQing right outside, and a beautifully landscaped yard with a firepit. Just minutes from the Anthony Henday, schools and parks.

Built in 2004

### Essential Information

MLS® # E4443020

Price \$499,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,338         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8069 166a Avenue |
| Area        | Edmonton         |
| Subdivision | Mayliewan        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3W1          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Fire Pit, Intercom, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stucco                 |
| Exterior Features | Cul-De-Sac, Partially Fenced |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stucco                 |
| Foundation        | Concrete Perimeter           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 28         |

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Listing information last updated on July 3rd, 2025 at 5:03am MDT