

\$549,000 - 8069 166a Avenue, Edmonton

MLS® #E4443020

\$549,000

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 \$549,000



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	5
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 June 23rd, 2025 at 12:47am MDT