

## \$779,000 - 7445 162 Avenue, Edmonton

MLS® #E4450466

**\$779,000**

5 Bedroom, 3.50 Bathroom, 2,517 sqft

Single Family on 0.00 Acres

Maylievan, Edmonton, AB

This stunning former SHOW HOME must be seen. Incredible floor plan with soaring ceilings in the entrance and massive great room, 4 upper bedrooms, 4 bathrooms, and a main floor den. Serene lakeviews and a fully finished walkout basement. This home is extremely well maintained by the original owners and shows pride of ownership throughout. Lovely neutral decor, newer appliances, air conditioning, and all window coverings included. Gorgeous curb appeal with the timeless stone exterior; huge double deck with peaceful views of the lake in the huge backyard. Store all your extra items in the bonus storage room under the deck. The fully finished walkout basement includes a 3 way fireplace, theatre, bedroom with steam shower ensuite, wet bar and massive storage room. With over 3700 sq feet of beautifully designed space, this home checks all the boxes!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450466  |
| Price      | \$779,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,517                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7445 162 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3S7         |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                                                                                         |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Direct Vent, Mantel, Tile Surround                                                                         |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                       |
| Exterior Features | Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                          |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 26              |
| 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 26th, 2025 at 8:32am MDT