

## \$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	6
Zoning	Zone 28

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