

## \$574,900 - 7566 165a Avenue, Edmonton

MLS® #E4446762

**\$574,900**

4 Bedroom, 3.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Maylieuan, Edmonton, AB

Nestled in a quiet cul-de-sac, this spacious 4-BEDROOM UP, 3.5-bathroom home offers exceptional living inside and out. With over 7,200 sqft of outdoor space, the generous pie-shaped lot features a beautifully landscaped backyard filled with FRUIT TREES—3 APPLE, 1 PLUM, and 1 CHERRY for your private orchard experience. Step inside to find a CARPET-FREE HOME with high-quality finishes, California knockdown ceilings, and a bright, functional layout. The main floor boasts a formal living room and a cozy family room, perfect for entertaining and everyday living. Upstairs, all 4 bedrooms are generously sized, ideal for growing families. The fully finished basement adds even more living space, while the large double HEATED garage offers ample parking and storage. Recent upgrades include central AIR CONDITIONING, a new hot water tank (2024), and shingles (approx. 5 years old). Just steps from St. John Bosco K-6 School, playgrounds, a tranquil lake, and walking trails make this location perfect for any family.

Built in 2002

### Essential Information

MLS® # E4446762

Price \$574,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7566 165a Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3P9

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 28

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