

# \$599,900 - 7408 158 Avenue, Edmonton

MLS® #E4446839

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

With over 2500 sq ft this 4 bedroom 2 storey holds so many opportunities to make a very special home for your family. A large foyer with rich woodwork greets you and flows thru French doors into the formal living room and into the dining room with plenty of room to host your guests. The kitchen has a generous amount of oak cabinets - with new appliances it will shine! The breakfast area leads out to the back yard. A family room with fireplace, 2 piece powder room and laundry room with shower completes this level. Climb the grand staircase to the upper level with a primary suite - complete with walk in closet and huge ensuite. Three more bedrooms and 4 piece bath makes this the perfect family home. Basement has been framed and ready for your designs. Store your toys in the triple car garage - and enjoy an extra wide driveway for all your guests. With a bit of love and care this home can be your dream home!

Built in 1990

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446839  |
| Price      | \$599,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,536                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7408 158 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2Y4         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached   |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Glass Door                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco                               |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Stucco                               |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            July 9th, 2025

Days on Market      3

Zoning                Zone 28

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Listing information last updated on July 12th, 2025 at 12:32pm MDT