

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

MLS® #E4450466

**\$779,000**

5 Bedroom, 3.50 Bathroom, 2,517 sqft  
Single Family on 0.00 Acres

Mayliewan, 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 16  
Zoning Zone 28

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