

## \$598,800 - 16614 75a Street, Edmonton

MLS® #E4432052

**\$598,800**

3 Bedroom, 3.00 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this stunning custom-built bi-level home, offering over 3,000 sq ft of beautifully designed living space, nestled in a quiet cul-de-sac in sought-after Mayliewan. Boasting 5 spacious bedrooms plus a den and 3 full bathrooms, this home features an open-concept layout with gleaming hardwood floors, elegant built-ins, and a cozy fireplace. The gourmet kitchen is equipped with stainless steel appliances (2022), a raised island, and a walk-in pantry—perfect for both everyday living and entertaining. The primary suite impresses with a walk-in closet and a private ensuite. Downstairs, the fully finished basement showcases soaring 9'™ ceilings and two additional bedrooms. Step outside to enjoy the beautifully landscaped yard, complete with a deck, tranquil fountains, a serene pond. Additional highlights include a newer furnace (2023), hot water tank (2020), central A/C, stucco exterior, and an exposed aggregate driveway. This exceptional home is the perfect blend of luxury, comfort, and function.

Built in 2004

### Essential Information

MLS® # E4432052

Price \$598,800



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,957
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16614 75a Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W2

### **Amenities**

Amenities	Deck, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Florence Hallock School  
Middle                              Florence Hallock School  
High                                M.E Lazerte School

**Additional Information**

Date Listed                      April 22nd, 2025  
Days on Market                8  
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 April 30th, 2025 at 7:02am MDT