

\$499,000 - 8069 166a Avenue, Edmonton

MLS® #E4443020

\$499,000

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 \$499,000



| | |
|----------------|---------------|
| 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 | 14 |
| Zoning | Zone 28 |

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Listing information last updated on July 1st, 2025 at 10:17pm MDT