

## \$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                2  
Zoning                              Zone 28

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