

## \$474,900 - 15616 80 Street, Edmonton

MLS® #E4443657

**\$474,900**

3 Bedroom, 3.50 Bathroom, 1,699 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Located in a cul-de-sac, this amazing 3 bedroom, 4 bathroom home with a 3 season sunroom has been loved and is ready for a new family. With over 1,800 sq ft above grade, this spacious home is great for entertaining and features slate & hardwood floors throughout the main floor. The large kitchen has granite countertops & a gas stove. Awaiting you on the upper level is an oversized primary bedroom with an upgraded ensuite. An upgraded main bathroom & two large bedrooms complete this level. The cozy lower level offers a 3 pc bathroom and newer carpet in the family room and den that can be potentially converted into a 4th bedroom. Everyone will enjoy the new deck while soaking up the sun in the backyard. This home has so much to offer with a newer roof, light fixtures, fans, fence, front loading washer/dryer & exterior doors. Location is great with close proximity to community lake and walking trails, parks and school, public transportation and all amenities. Don't hesitate and miss out on this amazing home!

Built in 1984

### Essential Information

MLS® # E4443657

Price \$474,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,699
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15616 80 Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2T5

### Amenities

Amenities	Deck, Sunroom
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	58
Zoning	Zone 28

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