

# \$475,000 - 8008 159 Avenue, Edmonton

MLS® #E4437194

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,356 sqft  
Single Family on 0.00 Acres

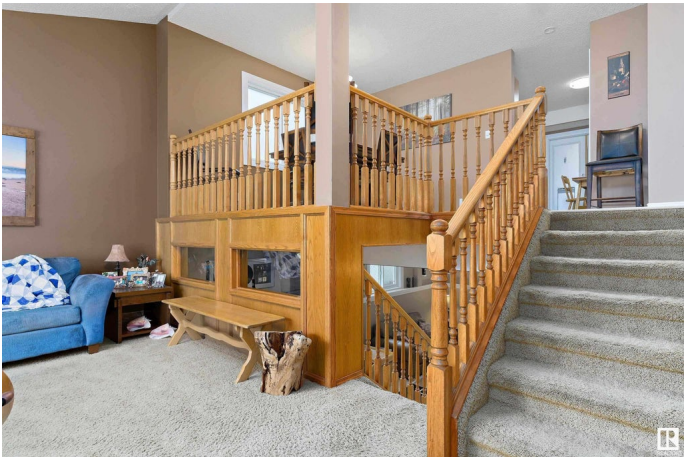
Mayliewan, Edmonton, AB

Welcome to your next home! This beautifully maintained 1,300 sq ft bi-level residence offers a perfect blend of comfort, functionality, and outdoor living. 4 generous bedrooms – ideal for families, guests, or home office setups. 3 full bathrooms – no more waiting in line for the shower! Open-concept living & dining area with abundant natural light. Well-equipped kitchen with ample storage and prep space. Lower level with bonus living space – great for entertaining or relaxing. Covered patio – perfect for year-round BBQs, gatherings, or peaceful evenings outside. Spacious backyard – room to play, garden, or unwind. Attached garage and driveway parking. Nestled in a quiet, family-friendly neighborhood with easy access to schools, parks, shopping, and major routes – this home offers both convenience and charm.

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437194  |
| Price          | \$475,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,356     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 1985                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | Bi-Level             |
| Status     | Active               |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8008 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2T9         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

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

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 43             |
| 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 June 29th, 2025 at 6:17am MDT