

# \$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	32
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 18th, 2025 at 5:17am MDT