

## \$385,000 - 25 16415 77 Street, Edmonton

MLS® #E4455172

**\$385,000**

3 Bedroom, 3.00 Bathroom, 1,122 sqft  
Condo / Townhouse on 0.00 Acres

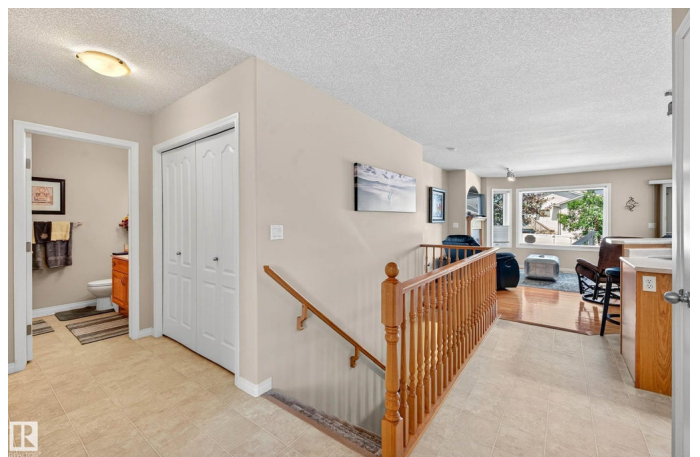
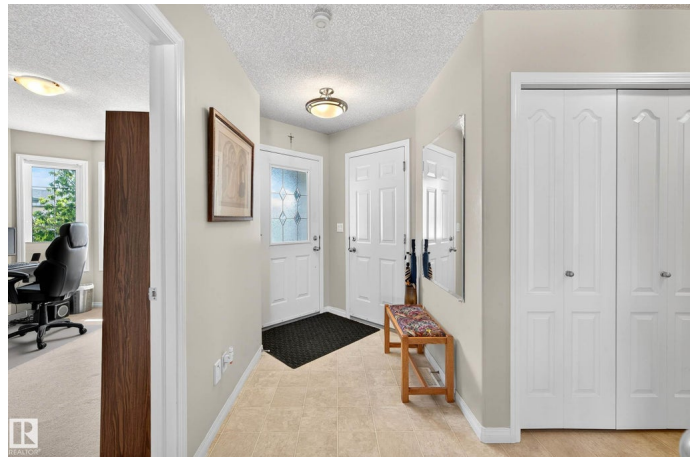
Mayliewan, Edmonton, AB

Welcome to this beautifully half duplex bungalow in a quiet, adult-only community! With a heated double attached garage with floor drain and lovely curb appeal, this bright, open-concept home features large windows and hardwood flooring. The sunny kitchen offers ample cabinetry, a central island, and a walk in pantry. Enjoy cozy evenings by the gas fireplace in the living room, or step out to the deck for some fresh air. The primary suite includes a walk-in closet and full ensuite. A second bedroom or office, another full bath, and laundry complete the main floor. The basement offers a large flexible space, ideal for a hobby room, gym, or music studio plus an additional bedroom and third full bath. Plenty of storage in the utility room where you'll also find the new furnace and hot water tank. This well-cared-for home is located close to parks, walking trails, shopping, and transit. Ideal for downsizers, this move-in-ready gem offers comfort, space, and convenience in a highly sought after complex.

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455172  |
| Price    | \$385,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,122             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 25 16415 77 Street |
| Area        | Edmonton           |
| Subdivision | Mayliewan          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3S8            |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 3                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

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

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Private |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Setting, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Brick, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 28           |
| Condo Fee      | \$152             |

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 August 29th, 2025 at 11:48am MDT