

## \$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 | 52              |
| Zoning         | Zone 28         |

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Listing information last updated on August 11th, 2025 at 8:02am MDT