

## \$565,000 - 7335 164 Avenue, Edmonton

MLS® #E4447830

**\$565,000**

5 Bedroom, 3.00 Bathroom, 1,796 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

**GORGEOUS FAMILY BI-LEVEL!** Meticulously maintained ORIGINAL OWNER bi-level in sought-after Ozerna, tucked away in a quiet cul-de-sac. Bright and airy with vaulted ceilings, this 5-bed, 3-bath gem offers a warm living room with fireplace framed by windows. The spacious oak kitchen features a pantry, eat-up peninsula island, and opens to a dining area with patio doors to a large deck—perfect for gatherings. Upstairs, enjoy a private primary suite with spa-like ensuite and jetted tub. The fully finished basement boasts a family room with bar, another 2 bedrooms, full bath, and storage. Step outside to a beautifully landscaped, fenced yard with mature fruit trees, patio and Gazebo. A dream heated garage with epoxy floors and workbench. Truly move-in ready—comfort, style, and value in one package!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447830  |
| Price          | \$565,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,796     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7335 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3Y3         |

### **Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Deck, Detectors Smoke, Gazebo, Patio, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Attached                                                                   |

### **Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 55              |
| Zoning         | Zone 28         |

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Listing information last updated on September 8th, 2025 at 10:03am MDT