

# \$479,900 - 16136 76 Street, Edmonton

MLS® #E4465669

## \$479,900

5 Bedroom, 3.00 Bathroom, 1,676 sqft  
Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to Mayliewan! Where comfort meets convenience! This beautifully maintained 1675 SF home offers 6 generous bedrooms and 3 full baths, including a fully finished basement perfect for extended family or guests. Located in a quiet, family-friendly neighbourhood, you will love the direct access to walking trails leading to coffee shops, eateries, grocery stores, schools, parks, and everyday amenities. Enjoy the ease of a quick drive to Londonderry Mall or effortless commuting with nearby Anthony Henday access. Thoughtfully designed for both relaxation and functionality, this Mayliewan gem combines spacious living with unbeatable location, offering everything you need to live, work, and play right at your doorstep. Don't miss the opportunity to make this exceptional property your next home!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465669  |
| Price          | \$479,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,676     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16136 76 Street |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3R8         |

### **Amenities**

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached                                                       |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | 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, Stone, Vinyl                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Slab                                                                       |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St.John Bosco Catholic K-6 |
| Middle     | Florence Hallock SchoolK-9 |

High M.E LaZerte School

### **Additional Information**

Date Listed November 13th, 2025

Days on Market 3

Zoning Zone 28

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