

Courtesy Of Lyndsay Henderson Of RE/MAX Elite

## \$449,900 - N/A, Edmonton

MLS® #E4448623

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this 1,342 sq. ft. 4-level split in the desirable community of Mayliewan! Flooded with natural light, the main floor features engineered hardwood flooring and vaulted ceilings that create an airy, welcoming feel. The open concept living and dining room flows into a functional kitchen with oak cabinets and a sunny breakfast nook. Upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite, along with two additional bedrooms and another 4-piece bath. The lower level offers a cozy family room complete with a brick-facing wood-burning fireplace, a 2-piece bath, and an extra bedroom. The fully finished basement provides a LARGE rec room—perfect for entertaining! The double attached garage has been reinsulated, drywalled, and painted, and includes access to the lower level. Outside, enjoy a beautifully landscaped, fenced yard with a two-tiered deck. Just a 2-minute walk to the lake and offering quick access to the Henday and all amenities, this home has it all!

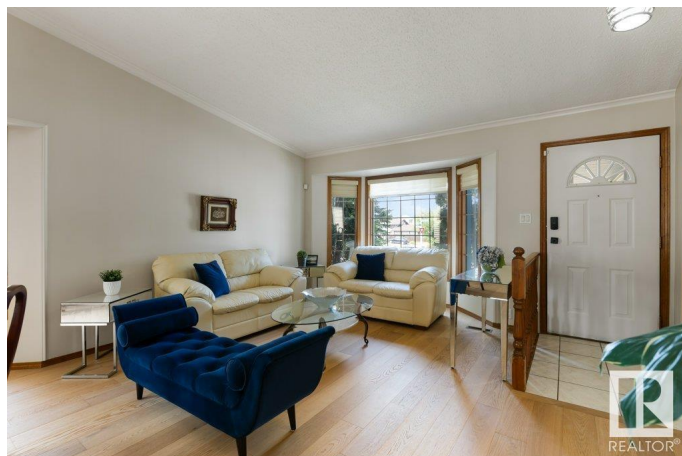
Built in 1988

### Essential Information

MLS® # E4448623

Price \$449,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2W4

### Amenities

Amenities	Air Conditioner, Deck, Patio, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	3
Zoning	Zone 28

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Listing information last updated on July 20th, 2025 at 10:17pm MDT