

## \$619,900 - 16628 74 Street, Edmonton

MLS® #E4438376

**\$619,900**

4 Bedroom, 2.50 Bathroom, 2,478 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

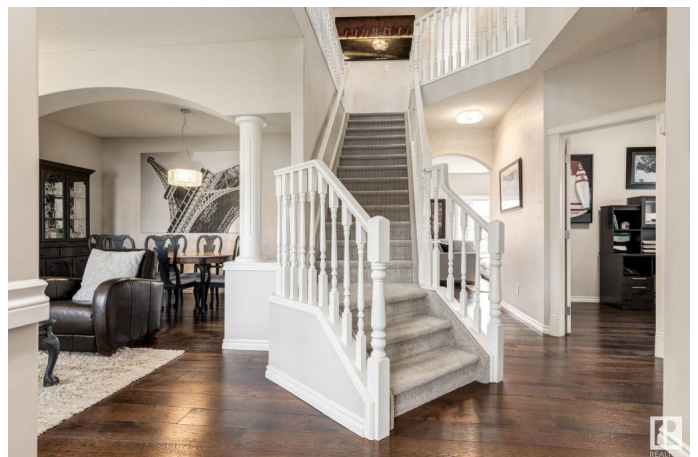
**EXCEPTIONAL 2 STOREY!** This custom 4 bed + den, 3 bath home in Mayliewan is ideal for the large or extended family. Impeccably maintained with high end upgrades including gorgeous engineered hardwood, new carpet, designer lighting, roof (2025), HWT (2024), fresh paint & new blinds! The bright entry opens to an elegant living room & formal dining room. The chef's kitchen has high end s/s appliances, gas stove, custom white cabinetry, wine rack, pantry, GRANITE counters & island. A sunny breakfast nook overlooks the family room with feature stone wall fireplace, shelving & massive windows. The main level is completed with a den, bath & laundry. The impressive staircase leads to a cozy loft, family bath & 4 beds, the primary with a w/i closet, luxury 5 pce ensuite, duel sinks, soaker tub & glass shower. The exterior is beautifully landscaped, with a unique stone porch & garage (o/s, insulated & drywalled.). The very PRIVATE, WEST backyard has a deck & HOT TUB! Just steps away from the lake – SIMPLY PERFECT!

Built in 2003

### Essential Information

MLS® # E4438376

Price \$619,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,478
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16628 74 Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y1

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	5
Zoning	Zone 28

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Listing information last updated on May 29th, 2025 at 10:17am MDT