

## **\$514,900 - 16140 74 Street, Edmonton**

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MLS® #E4465828

**\$514,900**

5 Bedroom, 3.00 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to Mayliewin! Discover this well-maintained CORNER LOT bi-level home nestled in a fantastic family-friendly neighbourhood. Offering over 2,315 sq ft of finished living space, this spacious property features 5 bedrooms, 3 full bathrooms, and a triple attached garage, providing comfort & convenience for busy households. The upper main floor welcomes you w/ a bright, open living area including the living room, a dining room, and peninsula kitchen. The kitchen is designed w/ custom wood cabinetry, ample counter space, & a walk-in pantry. The dining room opens directly onto the back deck, overlooking the fully fenced backyard. This level offers 2 bedrooms and a 4-piece bath. Just a few steps up, the private upper floor hosts the Primary Suite, featuring a generous bedroom and a 3-piece ensuite. The lower main level offers more living space w/ 2 additional bedrooms, a 4-pc bath, a large recreation room & a utility/laundry room! Located within walking distance to schools, parks, and playgrounds!

Built in 2002

### **Essential Information**

MLS® # E4465828

Price \$514,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,355                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16140 74 Street |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3T1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Tile Surround                                                                        |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                         |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stucco                                          |
| Foundation   | Concrete Perimeter                                    |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | J.A Fife School         |
| Middle     | Florence Hallock School |
| High       | M.E. Lazerte School     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 28             |

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Listing information last updated on November 16th, 2025 at 7:17pm MST