

## **\$549,000 - 11072 165 Avenue, Edmonton**

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MLS® #E4433638

**\$549,000**

4 Bedroom, 3.00 Bathroom, 3,267 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

A truly rare opportunity in Lorelei! This beautifully maintained 2-storey, air-conditioned home is located on a large pie-shaped lot at the end of a cul-de-sac and features a **PRIVATE INDOOR HEATED POOL** under a charming cedar ceiling. The main floor welcomes you with a bright, open-concept layout. Vaulted ceilings and ample of natural light create an elegant flow through the formal living and dining areas. The spacious maple kitchen is a chef's dream, offering stainless steel appliances, bay window, under-cabinet lighting, ceramic tile flooring, and ample cabinetry with convenient pull-outs. A cozy family room showcases a full wall brick-faced gas fireplace, perfect for gatherings and overlooks the pool area. Also on the main level are a bedroom, a 3-piece bathroom, laundry area, and direct access to the attached garage. Upstairs, the primary bedroom features a private 3-piece ensuite, while two additional bedrooms share a large main bathroom complete with a double-sink vanity and soaker tub. A **MUST SEE!**



Built in 1976

### **Essential Information**

MLS® # E4433638

Price \$549,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,267
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11072 165 Avenue
Area	Edmonton
Subdivision	Lorelei
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2C1

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Pool-Indoor, Sauna; Swirlpool; Steam, Vaulted Ceiling
Parking	Double Garage Attached
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No

Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

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

### School Information

Elementary	Lorelei Elementary
Middle	Mary Butterworth Jr. High
High	Queen Elizabeth High School

### Additional Information

Date Listed	May 1st, 2025
Days on Market	3
Zoning	Zone 27

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