

## \$599,000 - 15808 76 Street, Edmonton

MLS® #E4451237

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

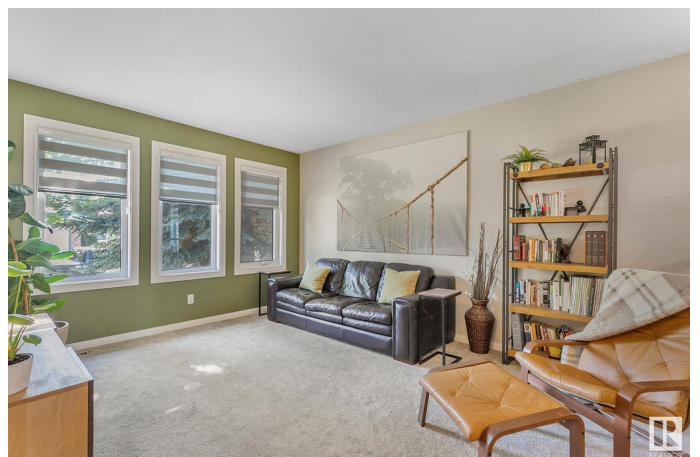
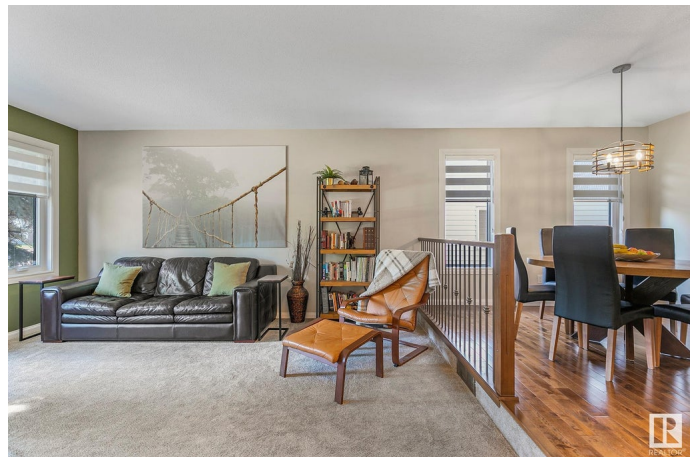
**BACKS A WALKING TRAIL!** Step into this fantastic turn-key bungalow in a quiet cul-de-sac. Offering 3 bedrooms, 3 bathrooms & **HEATED** double attached garage. The light-filled living room welcomes you & flows seamlessly to the spacious dining area. Bright open kitchen has white shaker style cabinets, quartz counters, glass tile backsplash, stainless appliances, pantry & expansive peninsula. The inviting family room boasts a stately brick gas fireplace. Garden doors open to **WEST-FACING** backyard w/new deck, built-in shed & irrigation system. Primary suite offers 3 closets & newly renovated ensuite w/walk-in tiled shower, dual sinks & modern finishes. Two additional bedrooms & upgraded bath complete the main floor. The basement offers a huge recreation room, bedroom, 3-pc bath & loads of storage. Featuring **TRIPLE-PANE** windows '21/'22, shingles '23, furnace & A/C '23, garage door & deck '19, washer/dryer '22, fence '24 & garage heater '20. This home checks every box—don't just dream it, live it! **MOVE IN!**

Built in 1988

### Essential Information

MLS® # E4451237

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,723                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15808 76 Street |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2S1         |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 28          |

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Listing information last updated on August 9th, 2025 at 3:47pm MDT