

## **\$799,900 - 16111 76 Street, Edmonton**

MLS® #E4436476

**\$799,900**

6 Bedroom, 3.50 Bathroom, 2,774 sqft

Single Family on 0.00 Acres

Maylieuan, Edmonton, AB

Welcome to this stunning 2 storey walk out situated on one of the best lots on Maylieuan Close Lake. This home offers nearly 2,800 SqFt. of living space with incredible east facing lake views that you don't want to miss! Be greeted with soaring ceilings and an open-to-below entryway that sets the tone for the rest of the home. This elegant space invites an abundance of natural sunlight through large windows creating a warm atmosphere. Spacious 6 bedrooms + den, 3.5 baths, fully finished basement, and a open-concept kitchen that flows seamlessly into the dining and living areas, perfect for entertaining and everyday living. Granite countertops throughout the home, heated flooring, central A/C, and an oversized double attached garage for added convenience. Shingles replaced in 2020, HWT in 2022 and new A/C unit in 2024. This well-maintained, lovingly cared-for home offers timeless charm and solid craftsmanship. Move-in ready as is or is ready for your personal updates and style. Don't miss this opportunity!

Built in 2002

### **Essential Information**

MLS® # E4436476

Price \$799,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,774
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16111 76 Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3N6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Patio, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 14th, 2025

Days on Market        9

Zoning                        Zone 28

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