

## \$390,000 - 15706 78 Street, Edmonton

MLS® #E4430584

**\$390,000**

3 Bedroom, 2.00 Bathroom, 954 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to the Friendly Neighbourhood of Mayliewan! This clean and cozy 4-level split is the perfect place to call home! With 3 spacious bedrooms, 2 bathrooms, plus a versatile 4th room that could easily be used as a bedroom, office, or hobby space – there's room for everyone. Step inside to discover brand new flooring on the main and upper level, along with fresh paint throughout, giving the home a bright and modern feel. The family room features a charming wood-burning fireplace that includes a convenient electric insert, perfect for cozy evenings. Wyz smart thermostat can easily connect to Alexa or function without. Outside, enjoy a large fully fenced backyard – ideal for kids, pets, or summer BBQs. Located just steps from two different bus stops, walking trails and only a short drive to major shopping centers, this home offers the perfect blend of comfort, convenience, and community.

Built in 1984

### Essential Information

MLS® #	E4430584
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	954
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	15706 78 Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2S6

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, See Remarks
Parking	See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary                St.John Bosco / J.A. Fife

**Additional Information**

Date Listed                April 12th, 2025

Days on Market        8

Zoning                    Zone 28

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