

## \$474,900 - 15703 78 Street, Edmonton

MLS® #E4453457

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Welcome to this spacious four-level split nestled in a mature community of Mayliewan, just steps away from scenic walking trails/lake, and excellent elementary schools. This home boasts numerous upgrades, including newer windows and a stunning updated kitchen complete with an extra LARGE island—perfect for family gatherings and entertaining. Large front dining and living area. Fantastic backyard oasis featuring professional landscaping, a large deck, and an underground sprinkler system to keep everything lush and green (front yard). Upstairs, you™ll find three comfortable bedrooms, including a primary suite with a walk-in closet and a private three-piece ensuite. On the lower level, enjoy a cozy second family room with a gas fireplace, plus a fourth bedroom, ideal for guests or a home office. This home is move-in ready and offers the perfect combination of comfort, charm, and location. Don™t miss your chance to own in this desirable neighbourhood!

Built in 1985

### Essential Information

MLS® # E4453457

Price \$474,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,272                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15703 78 Street |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2S4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Woodstove                                                                                                                                                                |
| Stories           | 4                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                         |
| Exterior Features | Back Lane, Corner Lot, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 28           |

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Listing information last updated on August 21st, 2025 at 9:17am MDT