

## \$870,500 - 6923 162 Avenue, Edmonton

MLS® #E4431744

**\$870,500**

4 Bedroom, 3.50 Bathroom, 2,318 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Nestled on .24 OF AN ACRE this HIDDEN SANCTUARY is located close to malls, trails, schools, grocery & all amenities with easy access to major roadways. This custom built 2ST walk-out design offers over 3.300sqft of quality with an ACREAGE FEEL in the mature community of Ozerna. Features include: Front covered porch, In-Floor Heating including Double garage, Premium Luxurious Wide Plank Flooring, Front room, den/office, family room w/feature FP, Quartz/Granite kitchen with farmhouse sink, Huge Island, Huge eating area, 4 spacious bedrooms including the Primary with jetted soaker tub ensuite, walk-in closet, Hidden Attic Room, 3.5 baths, a finished walkout basement with recreation room & FP. A Home with character offering plenty of upgrades. A MUST SEE. Renovated 2024. The star? An unforgettable fenced backyardâ€™towering trees, 2 â€ tier deck, Paving stone, fire pit, in-ground sprinklers, planters & retaining walls. MAKE THIS YOUR FAMILY OASIS!!

Built in 1997

### Essential Information

MLS® # E4431744

Price \$870,500

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,318
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6923 162 Avenue
Area	Edmonton
Subdivision	Ozerna
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3B2

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Tub, Hot Wtr Tank-Energy Star, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Walkout Basement, Wall Unit-Built-In, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Stove-Countertop Inductn, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan, Mantel
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	8.5x34.3x25.0x22.1x35.9
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	St J Bosco, Father Leo Grn
Middle	JJ Bowlen, St Cecilia
High	OLeary, ME Lazerte

## Additional Information

Date Listed	April 17th, 2025
Days on Market	134
Zoning	Zone 28

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