

## \$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

Welcome to this beautifully renovated custom-built home offering over 3300 sq ft of living space on a massive 0.24-acre lot! With 4 spacious bedrooms, 3.5 baths, 2 family rooms, living & dining areas, rec room, office, hidden 3rd-floor room, and an exercise space, this home has it all. Renovated in 2024/25 with premium finishes, it features a luxurious kitchen with granite counters, farmhouse sink, huge island, coffee station, pantry, wine fridge & kitchenette with access to the back deck. The stunning primary suite boasts a spa-like ensuite & walk-in closet. Enjoy indoor-outdoor living with front & rear decks, hot tub, firepit, and a beautifully landscaped, fully fenced yard with irrigation. The walkout basement adds great versatility, and an oversized double-attached garage completes the package. Immediate possession available. This is a rare find and truly a must-see!

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 | 127              |
| Zoning         | Zone 28          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 12:17pm MDT