

## \$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	107
Zoning	Zone 28

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