

# \$899,999 - 6923 162 Avenue, Edmonton

MLS® #E4431744

**\$899,999**

4 Bedroom, 3.50 Bathroom, 2,318 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to this gorgeous custom-built renovated property. This stunning home offers over 3300 sq ft living space, 4 bedrms, 3.5 baths, living & dining rm, 2 family rms, recreation area, office, 3rd floor hidden rm, exercise rm, front & back decks, hot tub, walkout basement, HUGE .24 acre low maintenance landscaped yard with irrigation. Renovated in 2024/25 with quality finishes & craftsmanship throughout, this home is available for immediate possession. The luxurious kitchen, the heart of the home, features granite countertops, farmhouse apron sink, huge island, appliances, luxurious finishings, pantry, wine fridge, coffee station and large kitchenette area with access to back deck. The huge primary suite has a spa-like ensuite with walk-in closet & the other bedrooms are all large. Positioned on a beautifully landscaped lot, offers spacious deck, hot tub & firepit for family events in the fully fenced yard. An oversized double-attached garage completes this home. This home offers more & is a MUST SEE.

Built in 1997

## Essential Information

MLS® # E4431744

Price \$899,999



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	21
Zoning	Zone 28

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Listing information last updated on May 8th, 2025 at 9:48am MDT