

## \$620,000 - 7220 161 Avenue, Edmonton

MLS® #E4447115

**\$620,000**

4 Bedroom, 2.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

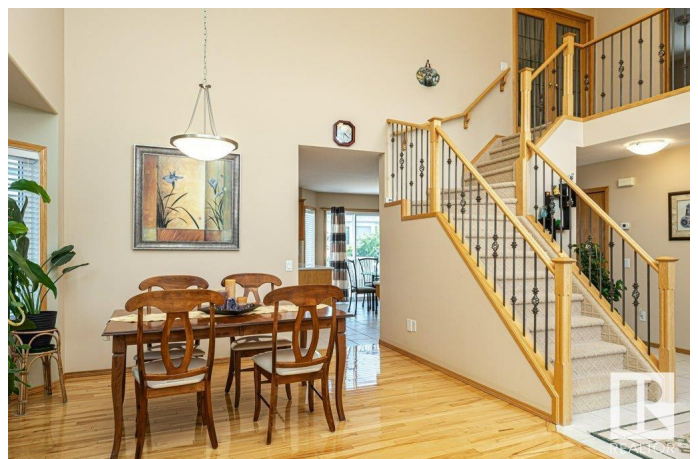
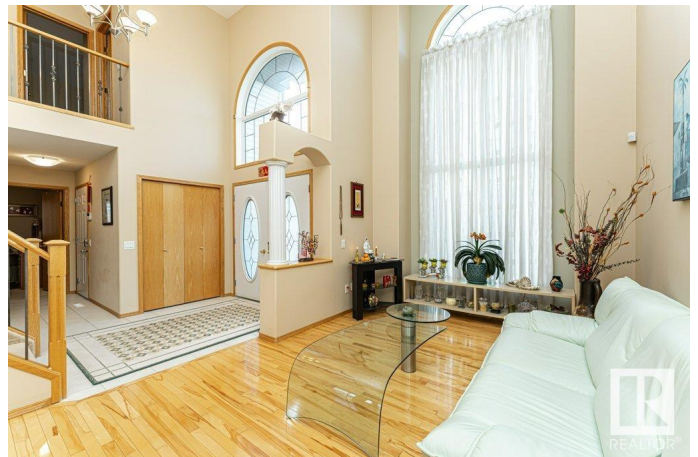
Meticulously maintained by original owners, this Montorio Homes 2 storey offers a thoughtfully designed layout. The main floor features a bright living and dining room with vaulted ceilings, and a functional kitchen with a peninsula & eating nook that overlooks the backyard & composite deck—perfect for entertaining or family meals. Enjoy relaxing in the family room with a warm gas fireplace, plus the convenience of a main floor bedroom & a 2-piece bath. An oversized attached garage completes the main level. Upstairs, the spacious primary suite includes a walk-in closet & 5 pce ensuite. Two addl bedrooms—one with a walk-in closet—provide ample space for family or guests. The basement includes a dedicated craft or sewing area & a large recreation room currently set up as a ballroom with mirrored walls. The bright laundry room offers plenty of space for folding & drying, plus tons of storage throughout. Located within walking distance to schools and parks, just minutes from the Henday & all amenities.

Built in 2002

### Essential Information

MLS® # E4447115

Price \$620,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,041                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7220 161 Avenue |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3T1         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 28         |

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Listing information last updated on August 19th, 2025 at 2:47am MDT