

## \$799,980 - 16206 70 Street, Edmonton

MLS® #E4449395

**\$799,980**

5 Bedroom, 3.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome home to this custom-built Bungalow that offers large living spaces and beautiful finishes. Built on a large corner lot with a triple car garage. As you enter the home you are greeted with a large foyer, recessed ceilings with custom details, a formal living room and a formal dining room. The kitchen is perfect for the ones that love to cook and outstanding from every angle, showcases tasteful finishes such as granite counters, a large Island, custom cabinetry with stainless steel appliance™s. The Main Floor hosts the primary bedroom with a 4 piece ensuite and a walk-in closet. The upper level feature™s 2 large bedrooms and a full bath. The fully finished basement comes with 9 Ft Ceiling™s , 2 Bedroom™s and a full bathroom and a massvie rec room perfect for large family gatherings. The backyard features exposed aggregate concrete patio and a private outdoor lounge area perfect for entertaining.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449395  |
| Price     | \$799,980 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,142                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16206 70 Street |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3X6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                   |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 28         |

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