

\$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

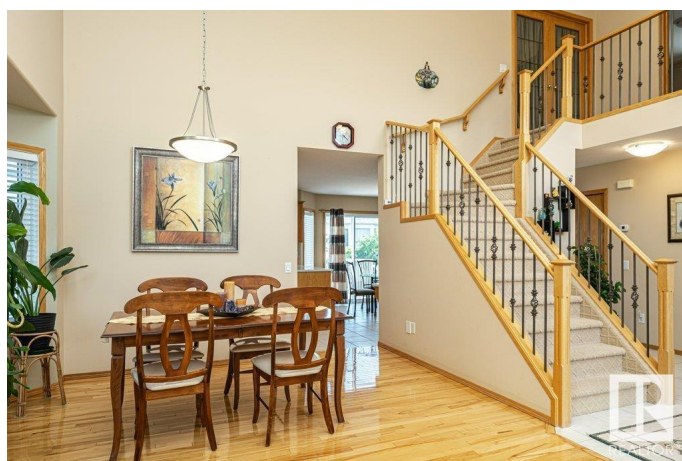
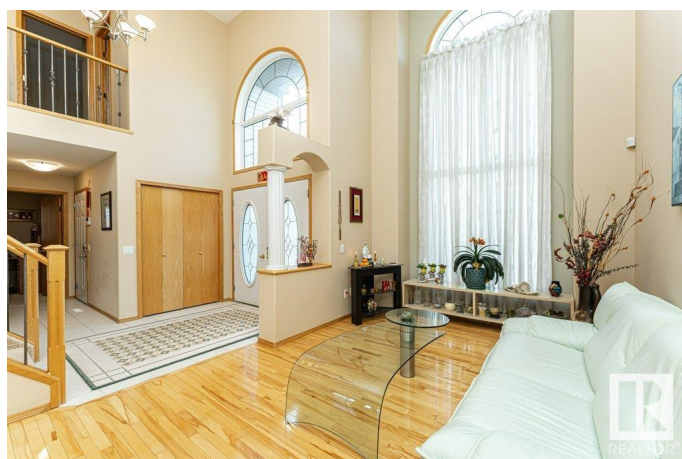
Meticulously maintained by original owners, this Montorio Homes 2 storey offers a thoughtfully designed layout. The main floor features a bright living and dining room with vaulted ceilings, and a functional kitchen with a peninsula & eating nook that overlooks the backyard & composite deck—perfect for 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	16
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 July 26th, 2025 at 8:32am MDT