# \$549,000 - 7231 156 Avenue, Edmonton

MLS® #E4431953

### \$549.000

5 Bedroom, 3.50 Bathroom, 2,388 sqft Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to this meticulously maintained 2-storey with attached oversized dbl garage in beautiful Ozerna! The bright spacious kitchen with granite tops & dining/living area has loads of windows with tons of natural light streaming in from the southwest facing backyard. The cozy sunken family room with gas f/p is ideal for entertaining. A conveniently located laundry room & 2pc bath completes this level. Upstairs has 4 generous size bedrooms, including a king size primary large closets & 4pc ensuite. The large 5pc main bath completes this level. The lower level with large rec room & new bar is ideal for family time. A 5th bedroom, 3pc bath and plenty of storage completes this level. Recent upgrades include fresh paint, some newer windows, interior doors, and exterior front door. Outside is a massive fully fenced backyard with an oversized shed for additional storage. Close to parks, schools and amenities. Just move in and enjoy!



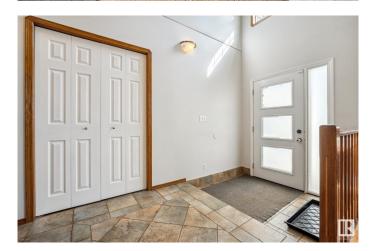
## **Essential Information**

MLS® # E4431953 Price \$549,000

Bedrooms 5
Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 2,388
Acres 0.00
Year Built 1992

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 7231 156 Avenue

Area Edmonton
Subdivision Ozerna
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 2Z8

### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage

Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Wine/Beverage

Cooler, See Remarks, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 21st, 2025

Days on Market 9

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 April 30th, 2025 at 9:02am MDT