

\$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

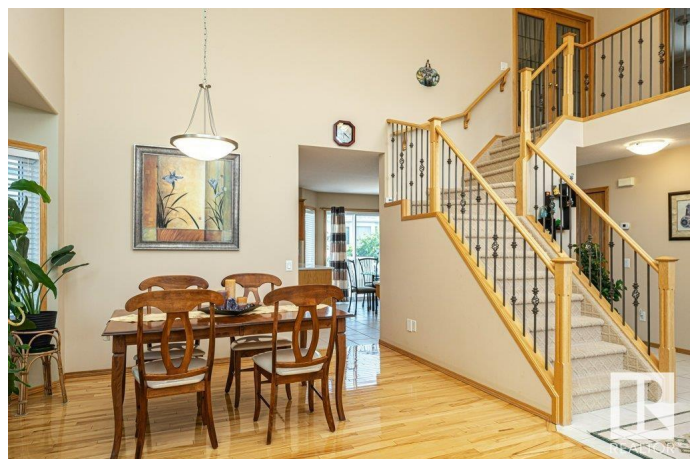
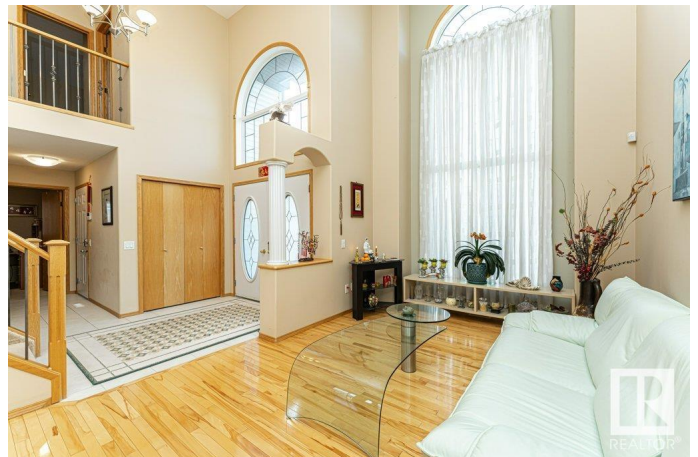
Meticulously maintained by original owners, this Montorio Homes 2 storey offers a thoughtfully designed layout. The main floor features a bright living and dining room with vaulted ceilings, and a functional kitchen with a peninsula & eating nook that overlooks the backyard & composite deck—perfect for 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 | 68 |
| Zoning | Zone 28 |

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Listing information last updated on September 16th, 2025 at 3:33pm MDT