

## \$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

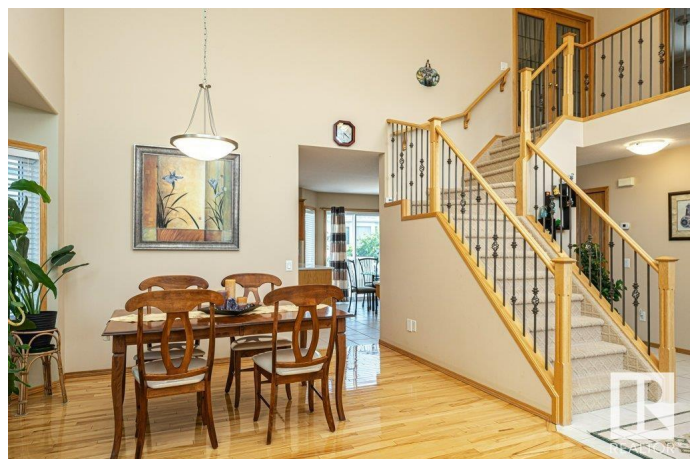
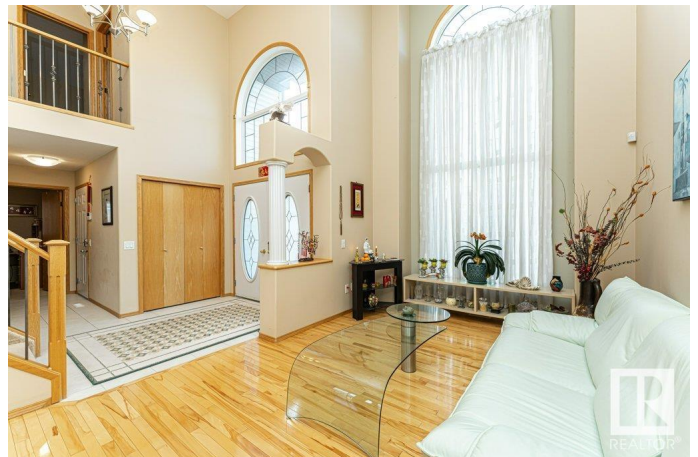
Meticulously maintained by original owners, this Montorio Homes 2 storey offers a thoughtfully designed layout. The main floor features a bright living and dining room with vaulted ceilings, and a functional kitchen with a peninsula & eating nook that overlooks the backyard & composite deck—perfect for 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	39
Zoning	Zone 28

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Listing information last updated on August 18th, 2025 at 10:47am MDT