

## \$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 appliances. The Main Floor hosts the primary bedroom with a 4 piece ensuite and a walk-in closet. The upper level features 2 large bedrooms and a full bath. The fully finished basement comes with 9 Ft Ceiling, 2 Bedrooms and a full bathroom and a massive 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	55
Zoning	Zone 28

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