

# **\$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!

Built in 1992

## **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                11

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 May 2nd, 2025 at 4:47pm MDT