

## **\$665,000 - 16135 72 Street, Edmonton**

MLS® #E4444214

**\$665,000**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

CUSTOM built Bungalow in QUIET CUL-DE-SAC! Backing a HUGE PARK w/ STUNNING curb appeal showcasing BEAUTIFUL landscaping, stucco exterior & a sizeable exposed AGGREGATE DRIVEWAY! Upon entry you are welcomed to TILED & HARDWOOD floors, a VAULTED ceiling & lovely DEN/bedroom. Cook in the AMPLE island kitchen w/ a CORNER PANTRY & raised BREAKFAST BAR, perfect for entertaining. The dining & living room are big & BRIGHT w/ a corner GAS FIREPLACE to keep you cozy; access the sizeable COMPOSITE DECK, it over looks a perfectly MANICURED, sprinklered yard featuring MATURE TREES, shrubs, PAVING STONE walk-way & patio, lush lawn, rock borders & a deluxe STORAGE SHED w/ power, H2O + a lean too for more storage as well. MAIN FLOOR LAUNDRY, guest bath, 2 bedrooms featuring a Primary w/ a walk-in & full ensuite. Basement is finished w/ a MASSIVE REC ROOM, full bath, bedroom, & 2 storage rooms. Keep cool w/ A/C! The OVERSIZED finished DOUBLE GARAGE is HEATED, w/ floor drain & acid washed floor! You will LOVE this home!

Built in 2002

### **Essential Information**

MLS® #

E4444214



|                |                        |
|----------------|------------------------|
| Price          | \$665,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,593                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16135 72 Street |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3T8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Vaulted Ceiling  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, No |

Back Lane, No Through Road, Playground Nearby, Private Setting,  
Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | Florence Hallock |
| High       | M.E. LaZerte     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 28         |

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Listing information last updated on July 1st, 2025 at 7:47am MDT