

## \$435,000 - 6704 166 Avenue, Edmonton

MLS® #E4452877

### \$435,000

5 Bedroom, 3.00 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Beautifully maintained 5-bedroom, 3-bath bi-level in sought-after Ozerna with a double attached garage! The bright, open-concept main floor boasts vaulted ceilings, a spacious living room, and a seamless flow into the dining area and kitchen, complete with a walk-in pantry, tile and laminate floors, and gorgeous oak accents. Two bedrooms are on the main level, while the upper level offers a private primary suite with a 4-piece ensuite. The fully finished basement features a huge family room perfect for a cozy movie night, two additional bedrooms, and a 3-piece bath. Enjoy outdoor living on the raised 2-tier deck with stairs leading to a landscaped, fenced yard with a storage shed and extra storage under the deck if desired. Waiting for the right owners to enjoy all the opportunistic features.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452877  |
| Price          | \$435,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,474     |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6704 166 Avenue |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3P7         |

### Amenities

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

### Interior

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

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                    |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

Date Listed August 14th, 2025

Days on Market 3

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 August 17th, 2025 at 4:17pm MDT