

## **\$748,800 - 16105 73a Street, Edmonton**

MLS® #E4442907

**\$748,800**

7 Bedroom, 6.00 Bathroom, 2,456 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to Ozerna! This unique home w/ rich architectural details located in an affluent community, offers an expansive luxurious layout of 2,456 sqft main & 2nd flrs+ 1,632 sqft below ground! Offering 7 spacious bdrms, 6 FULL baths, 2 DENS, 3 KITCHENS & HEATED 220 VOLT TRIPLE GARAGE W/ RV PARKING! The main flr features a large living rm w/ fireplace, SOLID MAPLE HARDWOOD FLRS, SUNROOM w/ 3 SUN TUNNELS, a FORMAL DINING ROOM & 2 UPDATED BATHRMS! The fully equipped ISLAND KITCHEN boasts custom cabinetry, BREAKFAST NOOK, GRANITE COUNTERTOPS & SERVERY! The 7 bdrms are spread across all levels offering privacy & comfort. UPPER FLR BDRMS EACH HAS ITS OWN BATHROOM! The 2 dens can be used as home offices or guest rms! The basement w/ 9ft ceilings offers a SEPARATE ENTRANCE, REC ROOM, SECOND KITCHEN, 3 BRMS & 2 BATHS! The PROFESSIONALLY LANDSCAPED BACKYARD is BRICK-PAVED W/ POND FEATURE! With SOLID OAK DOORS & Built-in Security system for your family's safety. Close to schools, shopping, parks & transportation!

Built in 2004

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4442907               |
| Price          | \$748,800              |
| Bedrooms       | 7                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 2,456                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16105 73a Street |
| Area        | Edmonton         |
| Subdivision | Ozerna           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3T7          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Closet Organizers, Deck |
| Parking Spaces | 6                       |
| Parking        | Triple Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Gas, Washer, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Florence Hallock School |
| Middle     | Londonderry School      |
| High       | M.E. Lazerte School     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 28         |

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Listing information last updated on July 4th, 2025 at 8:02am MDT