

## \$450,000 - 6741 162a Avenue, Edmonton

MLS® #E4458450

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

This charming bungalow offers 3+1 bedrooms, 2 full bathrooms, and a bright open layout perfect for family living. This home offers a bright and inviting living room, a functional kitchen with plenty of storage, and three well-sized bedrooms on the main level. The partially finished basement adds an additional bedroom and flexible space, ready for your personal touch. Enjoy a private, fenced backyard perfect for outdoor living along with a double garage for parking and storage. Ideally located close to schools, parks, shopping, and major routes, this move-in-ready home blends comfort, value, and future potential! Please note\* property is sold "as is where is" at time of possession. No warranties or representations. Purchaser to confirm all details, including sizes, building style, any use type, parking, fees, utilities, taxes or any information pertaining to this property to their Satisfaction.

Built in 1996

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458450  |
| Price      | \$450,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,420                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6741 162a Avenue |
| Area        | Edmonton         |
| Subdivision | Ozerna           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3C6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 14                   |

Zoning

Zone 28

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Listing information last updated on October 2nd, 2025 at 2:03pm MDT