

## \$550,000 - 15535 70 Street, Edmonton

MLS® #E4459162

**\$550,000**

5 Bedroom, 4.00 Bathroom, 2,407 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to this spacious 5-bedroom, 4-bathroom fully finished two-storey home in the sought-after, family-friendly community of Ozerna, Edmonton. Perfect for growing families, this home offers over 3,737 SqFt of thoughtfully designed, fully finished living space. Featuring four large living areas & two generous dining spaces, it's™ ideal for hosting gatherings, family activities, or simply enjoying everyday life. The bright & functional layout includes abundant natural light, creating a warm & inviting atmosphere. The home is ideally located close to excellent schools for all ages, beautiful parks, walking trails, shopping centres & convenient transit options, including easy access to the LRT. Situated in a quiet, established neighbourhood, it offers both comfort and community living. Additional highlights include spacious bedrooms, plenty of storage & a practical layout designed for modern family life. Best of all, this home is available for immediate possession & waiting for your families personal touch!

Built in 1992

### Essential Information

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Price \$550,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,407                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15535 70 Street |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2Y6         |

### Amenities

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

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel, Tile Surround                                                                                                       |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 28              |

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Listing information last updated on October 6th, 2025 at 6:47pm MDT