

## **\$469,900 - 15408 67 Street, Edmonton**

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MLS® #E4431825

### **\$469,900**

3 Bedroom, 3.00 Bathroom, 1,261 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

This beautiful bright 4 level split, with just over 1250sqft is situated on a quiet street in the North East community of Ozerna. This home features a total of 4 bedrooms & 3 full bathrooms & a Double Attached garage. The main floor has an open kitchen with large breakfast nook & a door leading to the deck & a nicely landscaped yard that hosts 2 apple trees, plus a charming living room & dining room on the main floor & plenty of large windows complete this level. The upper floor is complete with 3 bedrooms, the primary bedroom is spacious & includes dual closets & a 3 piece ensuite bathroom. The family room on the 3rd level comes with a gas fireplace, a wet bar, and a 4th bedroom. The newly renovated basement boasts a large rec room and laundry room. Upgrades include, a new front & back door and a new front window in the living room, Central A/C, new shingles, new furnace & new lino in the kitchen. This home has a very functional layout for any size family. Close to parks, schools, and all amenities.



Built in 1988

### **Essential Information**

MLS® # E4431825

Price \$469,900

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	15408 67 Street
Area	Edmonton
Subdivision	Ozerna
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2W8

### Amenities

Amenities	Air Conditioner, Deck, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	11
Zoning	Zone 28

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