

## **\$669,000 - 16135 72 Street, Edmonton**

MLS® #E4459097

**\$669,000**

3 Bedroom, 2.50 Bathroom, 1,593 sqft  
Single Family on 0.00 Acres

Ozerna, Edmonton, AB

CUSTOM Built Bungalow in a QUIET CUL-DE-SAC! Backing a HUGE PARK w/ STUNNING curb appeal showcasing BEAUTIFUL landscaping, stucco exterior & a sizeable exposed AGGREGATE DRIVEWAY! Upon entry you are welcomed to TILED & HARDWOOD floors, a VAULTED ceiling & lovely DEN/bedroom. Cook in the AMPLE island kitchen w/ a CORNER PANTRY & raised BREAKFAST BAR, perfect for entertaining. The dining & living room are big & BRIGHT w/ a corner GAS FIREPLACE to keep you cozy; access the sizeable COMPOSITE DECK, it over looks a perfectly MANICURED, sprinklered yard featuring MATURE TREES, shrubs, PAVING STONE walk-way & patio, lush lawn, rock borders & a deluxe STORAGE SHED w/ power, H2O + a lean too for more storage as well. MAIN FLOOR LAUNDRY, guest bath, 2 bedrooms featuring a Primary w/ a walk-in & full ensuite. Basement is finished w/ a MASSIVE REC ROOM, full bath, bedroom, & 2 storage rooms. Keep cool w/ A/C! The OVERSIZED finished DOUBLE GARAGE is HEATED, w/acid washed floor and drain too ! You will LOVE this home!



Built in 2002

### **Essential Information**

MLS® #

E4459097

Price	\$669,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16135 72 Street
Area	Edmonton
Subdivision	Ozerna
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3T8

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, No

Back Lane, No Through Road, Playground Nearby, Private Setting,  
Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 23rd, 2025  
Days on Market 43  
Zoning Zone 28

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