

## \$610,000 - 15707 72 Street, Edmonton

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MLS® #E4457504

**\$610,000**

5 Bedroom, 3.50 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Immaculate home showing true PRIDE OF OWNERSHIP! You are greeted with vaulted ceilings, arched windows, formal living/dining spaces, & HARDWOOD & tile floors throughout the main & upper levels. The kitchen offers quartz counters, ample cabinetry, pantry, & dining area with garden door. Cozy up next to the fireplace in the adjacent family room overlooking the rear yard. Enjoy the convenience of a main floor bedroom, laundry, & 2pc bath. Upstairs holds 3 generous bedrooms, 4pc bath, & a primary suite with walk-in closet & 5pc ensuite. The FULLY FINISHED basement includes a spacious family room, rec room, large bedroom with a 3pc ensuite, & storage. The backyard offers privacy with vinyl fencing, patio with gazebo, fruit trees, fire pit, & garden space. The heated DOUBLE GARAGE includes basement access via hatch. Updates include: roof, furnace, A/C, HWT, window panes, & renovated basement. Prime location—walk to schools, parks, and minutes from all amenities.

Built in 1991

### Essential Information

MLS® # E4457504

Price \$610,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,403                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15707 72 Street |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2Z3         |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Detectors Smoke, Gazebo, Patio, Vaulted Ceiling |
| Parking Spaces | 6                                                                                |
| Parking        | Double Garage Attached, Heated, Insulated                                        |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 28              |

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Listing information last updated on September 19th, 2025 at 9:17pm MDT