

## \$550,000 - 479 Ozerna Road, Edmonton

MLS® #E4441621

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,890 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Executive 3 Bedroom, 3 Bathroom two storey, 1889 sqft home features a rare triple heated Garage with 220 Wiring, Hardwood Floors, large open kitchen, oak cabinets, main floor Laundry, fireplace, and Den. Newer flooring, roof (2018), dishwasher & Fridge/Stove (2.5 yrs) completes some of the recent upgrades. Large Master Bedroom with gorgeous ensuite, jacuzzi tub and stand up shower and 2 other large sized bedrooms completes the upstairs. Close to many amenities, Anthony Henday, Schools, and bus stops.

Built in 2002

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441621               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,890                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 479 Ozerna Road |
| Area        | Edmonton        |
| Subdivision | Mayliewan       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3P8         |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home |
| Parking Spaces | 6                                                                              |
| Parking        | Triple Garage Attached                                                         |

## Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Fireplaces        | Insert, Tile Surround                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                                                                      |

## Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                             |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 55              |
| Zoning         | Zone 28         |

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Listing information last updated on August 4th, 2025 at 12:47pm MDT