

# \$469,980 - 15519 70 Street, Edmonton

MLS® #E4461663

## \$469,980

4 Bedroom, 3.50 Bathroom, 1,970 sqft  
Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to this spacious and meticulously cared-for 2-storey home, offering 4 bedrooms, 5 bathrooms, 4 separate living areas, and a bright, open-concept kitchen perfect for entertaining or relaxing with family. The generously sized backyard provides plenty of room for kids, pets, and summer gatherings. Ideally situated in the sought-after community of Ozerna, this home is just minutes from schools, parks, shopping, and all major amenities everything your family needs within easy reach. With its functional layout and abundant space, this home is perfect for larger or multi-generational families looking for both comfort and convenience. Don't miss your chance to own this exceptional property in a prime north Edmonton location!

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461663  |
| Price          | \$469,980 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,970     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1990                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15519 70 Street |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2Y6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                                                       |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Asphalt                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

Days on Market 10

Zoning Zone 28

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Listing information last updated on October 20th, 2025 at 11:17am MDT