

# \$780,000 - 6928 164 Avenue, Edmonton

MLS® #E4455723

**\$780,000**

5 Bedroom, 4.00 Bathroom, 2,258 sqft

Single Family on 0.00 Acres

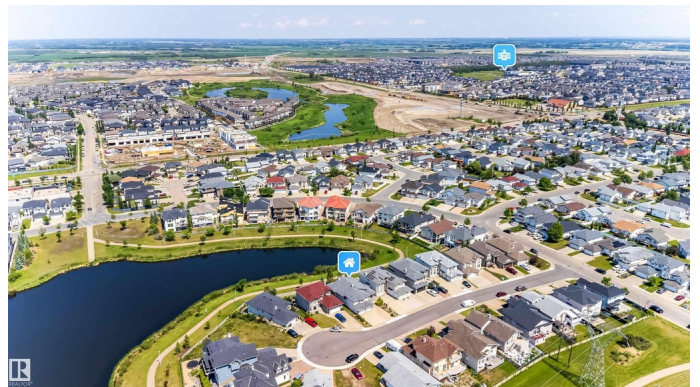
Ozerna, Edmonton, AB

Discover this stunning walkout bi-level home backing directly onto the tranquil waters of the lake in the highly desirable Ozerna community. This well-maintained property boasts 3 spacious bedrooms, a cozy family room, and a formal living and dining area featuring soaring vaulted ceilings that create an open, airy feel. Enjoy your morning coffee on the upper deck, taking in the peaceful lake views that set the tone for a perfect day. The fully finished walkout basement is ideal for extended family or guests, offering 2 additional bedrooms, a second kitchen, a large recreation room, and a charming nook area that also captures breathtaking lake views. Step outside to a generous lower deck, perfect for entertaining or simply unwinding with nature as your backdrop. This unique home offers comfort, space, and a connection to the outdoors donâ€™t miss this lakeside gem in Ozerna!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455723  |
| Price          | \$780,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,258     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6928 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3R3         |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Walkout Basement       |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Glass Door                                                                                                    |
| Stories           | 3                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, Finished                                                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stucco                                                  |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 16

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 1:47am MDT