

## \$499,999 - 6703 165 Avenue, Edmonton

MLS® #E4456844

**\$499,999**

5 Bedroom, 3.00 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Massive Corner Lot in Ozerna with Two Double Garages! This unique bi-level home offers exceptional versatility and value with two double car garages—a front attached and a rear detached—perfect for a hobby shop, rental potential, or added storage. The newly renovated basement suite features 2 bedrooms, 1 bathroom, a full kitchen, and spacious living area, making it ideal for extended family or potential income opportunities. On the main floor, you'll find 3 bedrooms including a primary suite with a 4-piece ensuite, beautifully maintained hardwood floors, and a vaulted ceiling that fills the home with light. Each upstairs bathroom has been updated with new floors and vanities, while a private new patio extends your living space outdoors. This property truly has it all—modern updates, income potential, and space for a growing or multi-generational family. With the added benefit of two garages and a large corner lot in a desirable neighborhood, this home is a must-see!

Built in 2000

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456844  |
| Price    | \$499,999 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6703 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3L5         |

### Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Guest Suite, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking Spaces | 8                                                                                                                                                          |
| Parking        | 220 Volt Wiring, Double Garage Attached, Double Garage Detached, Insulated, RV Parking                                                                     |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Suite         | Yes                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 28             |

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Listing information last updated on September 15th, 2025 at 9:02pm MDT