

## \$449,900 - 15404 73 Street, Edmonton

MLS® #E4449939

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to this 4-bedroom, 3-bath bi-level home situated on a MASSIVE CORNER LOT in the vibrant community of Mayliewan. Step into the inviting living room, where large windows fill the space with natural light. The spacious kitchen and dining area feature ceramic tile flooring, QUARTZ countertops, and stainless-steel appliances, making it a perfect space for family meals and entertainment. The main level includes three generously sized bedrooms and two bathrooms, including a private ensuite off the primary bedroom. The FULLY FINISHED BASEMENT offers a fourth large bedroom, a nearby 4-piece bathroom, a cozy fireplace, and a wet bar ideal for hosting guests. Outside, enjoy the beautifully landscaped front yard and a well-sized, fully fenced backyard with mature trees, flower beds, and a raised deck that conveniently connects to the kitchen perfect for summer BBQs and gatherings. Located close to schools, parks, shopping, and just steps from TWO bus stops, this home is truly move-in ready!

Built in 1990

### Essential Information

MLS® # E4449939

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15404 73 Street |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2X9         |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Security Window Bars |
| Parking   | Double Garage Attached                                                                              |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                               |
| Stories           | 2                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Finished                                                          |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                                                               |

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
| Foundation   | See Remarks |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | BISHOP G./LAGO LINDO |
| Middle     | LONDONDERRY/LEGER    |
| High       | ME LAZERTE/O'LEARY   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 28         |

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Listing information last updated on August 3rd, 2025 at 1:17am MDT