

## \$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	30
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 August 25th, 2025 at 2:48pm MDT