

# \$399,000 - 6840 159a Avenue, Edmonton

MLS® #E4439618

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to this charming corner half duplex tucked in a quiet cul-de-sac just steps from Ozerna Park! This well-maintained home offers comfort, privacy, and natural light with mature trees and a fully fenced yard featuring a lovely apple tree. The bright main floor includes a spacious living room, dining area, and a functional kitchen with updated appliances. Patio doors open to a sunny east-facing deck, ideal for morning coffee or relaxing evenings. Upstairs you'll find 3 bedrooms perfect for a family, guests, or a home office with a large primary bedroom featuring dual closets and 4-piece bath access. The FULLY FINISHED BASEMENT adds significant value, the laundry area has potential to add a second full bathroom. Recent upgrades include a new hot water tank (2024) furnace motherboard (2024), and roof (2021). Additional features: corner lot privacy, single attached garage, and fantastic curb appeal. Steps to schools, parks, trails, and shopping!

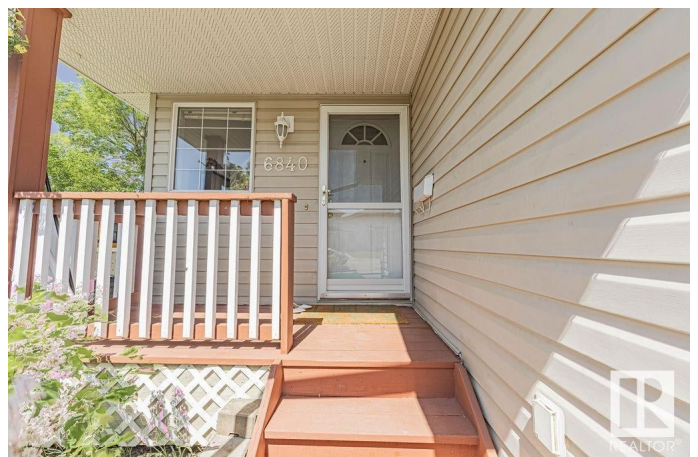
Built in 2000

## Essential Information

MLS® # E4439618

Price \$399,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,292         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6840 159a Avenue |
| Area        | Edmonton         |
| Subdivision | Ozerna           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3N9          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                           |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, 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 | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market      19  
Zoning                Zone 28

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