

## \$394,500 - 6840 159a Avenue, Edmonton

MLS® #E4450846

**\$394,500**

3 Bedroom, 1.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

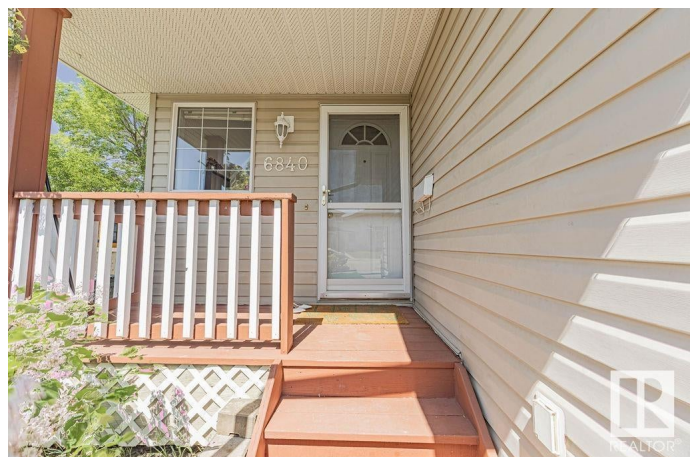
Welcome to this NO CONDO FEE, half duplex, just steps from Ozerna Park! This well-maintained home offers comfort, privacy, and natural light with mature trees and a fully fenced yard featuring a lovely apple tree. The bright main floor includes a spacious living room, dining area, and a functional kitchen 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, shared main bath with a separate pocket door. The FULLY FINISHED BASEMENT is great for family room or an extra bedroom. The laundry area has the 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® # E4450846

Price \$394,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,271         |
| 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                      August 1st, 2025

Days on Market                2

Zoning                            Zone 28

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Listing information last updated on August 3rd, 2025 at 3:32pm MDT