

## \$379,900 - 6831 159a Avenue, Edmonton

MLS® #E4442080

**\$379,900**

2 Bedroom, 2.50 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Beautiful half duplex in Ozerna BACKING ON TO TRAIL & just steps from a park—ideal for young families. A charming front verandah welcomes you into an open concept main floor. Offering a bright kitchen with ample cabinetry, eat-up island, spacious living room with sleek laminate floors, a cozy gas fireplace, picture window, & a dining area with patio doors that bring in plenty of natural light. Upstairs, the large primary bedroom holds a walk-in closet & 4pc ensuite with a soothing soaker tub. A second generous bedroom, 4pc bath, & linen closet complete the upper level. Enjoy relaxing on the south-facing deck under the pergola with sun screen, gathering around the fire pit, tending to the garden beds, & convenient shed with wood storage. Stay cool with central A/C in the summer & park with ease in the single attached garage. UPGRADES include NEW(2025) roof, paint, carpet, & NEWER(2021) furnace & HWT. Well-maintained, great cul-de-sac location, & NO condo fees!

Built in 2001

### Essential Information

MLS® # E4442080

Price \$379,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,248         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6831 159a Avenue |
| Area        | Edmonton         |
| Subdivision | Ozerna           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3N9          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Front Porch, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 3   |
| Parking        | Front Drive Access, Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 28         |

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Listing information last updated on June 16th, 2025 at 6:17am MDT