

## \$400,000 - 6826 159a Avenue, Edmonton

MLS® #E4430739

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

Welcome to your new home in the vibrant community of Ozerna! This beautiful 1250sq. ft. half duplex offers a perfect blend of comfort and functionality. This home features a spacious foyer leading to a convenient half bath, garage access, and an open-concept kitchen equipped with a central island, laminate countertops, white cabinetry, and LED lighting. The generous dining and living areas with natural light and laminate flooring. Step through the patio doors to a HUGE backyard complete with a tiered deck and storage shed—ideal for outdoor entertaining. Upstairs, the expansive primary suite boasts his-and-hers closets and a shared main bath with a separate pocket door. Two additional bedrooms, including one with a walk-in closet, provide ample space. The fully finished basement includes an open family room with durable linoleum. Additional amenities a single attached garage, ample parking space. Located close to schools, shopping centers, public transit, and the scenic Ozerna Park.

Built in 2001

### Essential Information

MLS® # E4430739

Price \$400,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,250         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6826 159a Avenue |
| Area        | Edmonton         |
| Subdivision | Ozerna           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3N9          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Single Garage Attached   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025

Days on Market                18

Zoning                            Zone 28

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