

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

MLS® #E4439618

**\$394,500**

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, shared main bath with a separate pocket door. The FULLY FINISHED BASEMENT adds significant value, and 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® # E4439618

Price \$394,500



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                44

Zoning                            Zone 28

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