

## \$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	5
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:32am MDT