

\$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 11:18am MDT