

Courtesy Of Kathy Sobh Of MaxWell Polaris

## \$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      9

Zoning                 Zone 28

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