

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

MLS® #E4450846

\$394,500

3 Bedroom, 1.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Ozerna, Edmonton, AB

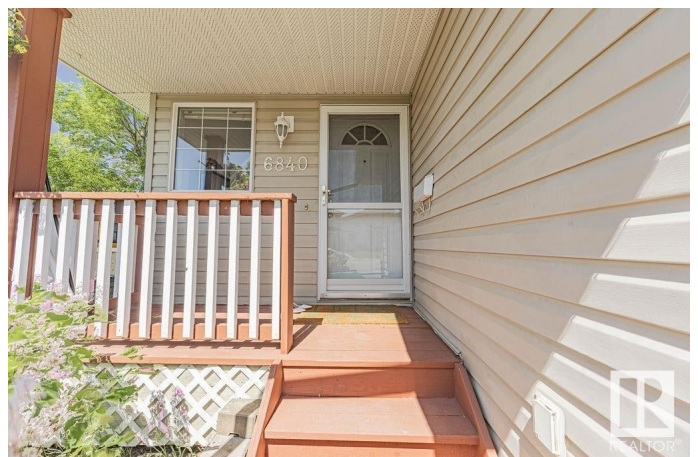
Welcome to this NO CONDO FEE, half duplex, just steps from Ozerna Park! This well-maintained home offers comfort, privacy, and natural light with mature trees and a fully fenced yard featuring a lovely apple tree. The bright main floor includes a spacious living room, dining area, and a functional kitchen 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 is great for family room or an extra bedroom. 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® # E4450846

Price \$394,500



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,271
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 August 1st, 2025

Days on Market 36

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 September 6th, 2025 at 4:47pm MDT