

## \$399,000 - 6840 159a Avenue, Edmonton

MLS® #E4439618

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

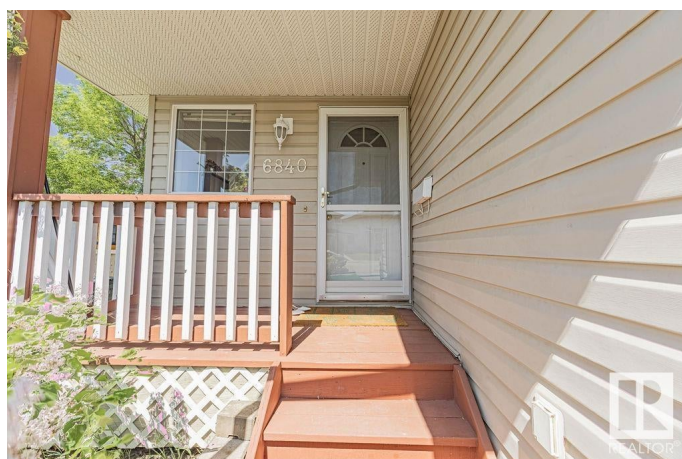
Ozerna, Edmonton, AB

Welcome to this charming corner half duplex located just by Ozerna Park in a quiet cul-de-sac. This well kept 2-storey home offers comfort, natural light, and so much privacy with mature trees and a fully fenced backyard featuring a lovely apple tree. The main floor includes a bright living room, spacious dining area, and a functional kitchen with updated appliances. Patio doors lead to a sunny east-facing deck, ideal for your morning coffee or relaxing summer evenings. Upstairs you'll find 3 spacious bedrooms, including a large primary with two closets and direct access to a 4-piece bath. The finished basement offers a generous rec room, laundry area, and plenty of storage. Additional features include a single attached garage, newer hot water tank, and great curb appeal. Lovingly maintained by long-term owners. Steps to schools, walking trails, public transit, and shopping. This is a fantastic place to call home!

Built in 2000

### Essential Information

MLS® #	E4439618
Price	\$399,000
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 9

Zoning Zone 28

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Listing information last updated on June 8th, 2025 at 7:32pm MDT