

\$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 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 April 19th, 2025 at 1:17am MDT