

\$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	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 June 16th, 2025 at 10:17pm MDT