

\$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 tucked in a quiet cul-de-sac 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. The FULLY FINISHED BASEMENT adds significant value, the laundry area has 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® # 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 17
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 7:17pm MDT