

## \$175,000 - 424 6720 158 Avenue, Edmonton

MLS® #E4423405

**\$175,000**

2 Bedroom, 2.00 Bathroom, 827 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

Sought after Top floor south facing unit comes with two bedrooms, two baths and one energized assigned parking stall. The south facing balcony offers an unobstructed view of the downtown. Exceptional well maintained condo complex located in a very desirable mature neighbourhood of Ozerna. Open concept design with a large living room, dining room, bedrooms on opposite sides. Spacious kitchen area with abundance of storage cabinets. In suite laundry. Parking stall just located right in front of the main entrance. Plenty of visitor parking stalls for your quests. Low condo fees which includes heat, water and cable TV. Close to shopping, public transportation and park. Easy access to Anthony Henday. Hurry, this unit won't last !

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423405  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 827       |
| Acres          | 0.00      |
| Year Built     | 1991      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 424 6720 158 Avenue |
| Area        | Edmonton            |
| Subdivision | Ozerna              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3B1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Water  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 28th, 2025 |
|-------------|---------------------|

Days on Market     49  
Zoning                Zone 28  
Condo Fee           \$485



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