

# \$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
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Days on Market 43  
Zoning Zone 28  
Condo Fee \$485



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Listing information last updated on April 11th, 2025 at 11:32pm MDT