

# \$125,000 - 6710 158 Avenue, Edmonton

MLS® #E4440125

**\$125,000**

1 Bedroom, 1.00 Bathroom, 623 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

Cozy, Clean & Convenient! Welcome to a lifestyle in the heart of Ozerna. This clean, PET-FREE main-floor unit is a perfect match for someone who values simplicity, comfort, and a space that just feels right. Skip the stairs—enjoy the comfort of MAIN-FLOOR living with your own private patio in a quiet, secure building. The OPEN-CONCEPT layout flows effortlessly from the sunlit living room to a bright kitchen featuring modern cabinetry, a sleek tile backsplash, generous counter space, and a functional breakfast bar — perfect for everything from morning coffee to evening wind-downs. You'll appreciate the convenience of IN-SUITE LAUNDRY, a spacious bedroom, and thoughtful details throughout that make daily life easier. With HEAT & WATER included in the condo fee, it's easy to keep your budget on track without sacrificing lifestyle. Surrounded by parks, groceries, and transit, yet nestled in a peaceful, established community — this isn't just a place to live. It's a place to enjoy coming home to.

Built in 1991

## Essential Information

MLS® # E4440125

Price \$125,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 623                    |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6710 158 Avenue |
| Area        | Edmonton        |
| Subdivision | Ozerna          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3A7         |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 28        |
| Condo Fee      | \$385          |

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