

## \$325,000 - 5 6608 158 Avenue, Edmonton

MLS® #E4422347

**\$325,000**

3 Bedroom, 3.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

OPEN TO BELOW, RENOVATED, FULLY FINISHED BASEMENT - this corner unit is situated within the park-like setting of Ozerna. Backing onto the privacy of a pedestrian walkway, enjoy outdoor living from the property's balcony. This west facing, and east backing unit has an abundance of natural light that streams through the 2 story windows. Updated flooring throughout, a large fully finished basement with 3-piece bathroom, and an updated hot water tank (2022) provide comfort and value. One of the few units in this complex with a WINDOW IN THE BASEMENT! This property is currently tenant occupied, 24 hour notice is required for showings.

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422347  |
| Price          | \$325,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,281     |
| Acres          | 0.00      |
| Year Built     | 1998      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 6608 158 Avenue |
| Area        | Edmonton          |
| Subdivision | Ozerna            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Z 3H1           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking   | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 71                  |
| Zoning         | Zone 28             |

Condo Fee                    \$282

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