

## \$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	57
Zoning	Zone 28

Condo Fee                    \$282

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