

Courtesy Of Zaher Muhareb Of Exp Realty

## **\$345,000 - 47 6608 158 Avenue, Edmonton**

---

MLS® #E4432085

### **\$345,000**

3 Bedroom, 3.00 Bathroom, 1,765 sqft  
Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

Fantastic location of this extremely well kept condominium complex with low condo fees. This beautiful, mint condition town house has an open concept with 16 ft. vaulted ceiling in the main living area for an abundance of natural light. Hardwood throughout the entire home! The kitchen is open to the living room and dining room and features light contrasting flooring. The second level has the primary bedroom with a 4 piece bath, walk in closet, 2nd & 3rd bedrooms and an additional 4 piece bath. The basement is FINISHED with a rec room and full bathroom. Additional features are the insulated oversized attached garage, a east facing backyard with deck and a cozy private front porch. Complex offers plenty of additional parking in a quiet setting, next to walking paths, schools & shopping.



Built in 1998

### **Essential Information**

MLS® #	E4432085
Price	\$345,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,765
Acres	0.00

Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	47 6608 158 Avenue
Area	Edmonton
Subdivision	Ozerna
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H2

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Front Porch, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	1

Zoning	Zone 28
Condo Fee	\$335

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 23rd, 2025 at 8:47pm MDT