

## \$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 | 2                |

|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$335   |

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Listing information last updated on April 24th, 2025 at 1:17am MDT