

## \$150,000 - 422 6720 158 Avenue, Edmonton

MLS® #E4464399

**\$150,000**

2 Bedroom, 2.00 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

AFFORDABLE LUXURY IN North Edmonton! South facing Top Floor unit with 2 Bedrooms 2 Bath and the best parking stall in the building! It's located in the mature family friendly community of Ozerna and is surrounded by residential single family homes and is close to schools, walking trails, shopping and public transportation. Minutes away from CFB Edmonton and The Anthony Henday Freeway, which can connect you to all areas in Edmonton, in no time at all. Open concept layout with vinyl plank flooring throughout! The star of the show is the kitchen, which has been thoughtfully updated with modern quartz countertops, stainless steel appliances, and backsplash! Spacious Primary Bedroom with walk in closet and 4 pc ensuite! The 2nd bedroom is on the opposite end of the unit for additional privacy! Convenient located next to another 4 pc bath! In suite laundry with additional storage and large patio with plenty of room completes the unit. Well managed complex that is pet friendly!

Built in 1991

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464399  |
| Price    | \$150,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 784                    |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 422 6720 158 Avenue |
| Area        | Edmonton            |
| Subdivision | Ozerna              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3B1             |

### Amenities

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

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Baseboard, Water                                                                      |
| # of Stories      | 4                                                                                     |
| Stories           | 1                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | None, No Basement                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Florence Hallock School |
| Middle     | Florence Hallock School |
| High       | M.E. LaZerte School     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 28            |
| Condo Fee      | \$480              |

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Listing information last updated on November 3rd, 2025 at 9:47am MST