

## \$125,000 - 111 6710 158 Avenue, Edmonton

MLS® #E4440125

**\$125,000**

1 Bedroom, 1.00 Bathroom, 623 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

Cozy, Clean & Convenient! Welcome to a lifestyle in the heart of Ozerna. This clean, PET-FREE main-floor unit is a perfect match for someone who values simplicity, comfort, and a space that just feels right. Skip the stairs—enjoy the comfort of MAIN-FLOOR living with your own private patio in a quiet, secure building. The OPEN-CONCEPT layout flows effortlessly from the sunlit living room to a bright kitchen featuring modern cabinetry, a sleek tile backsplash, generous counter space, and a functional breakfast bar — perfect for everything from morning coffee to evening wind-downs. You'll appreciate the convenience of IN-SUITE LAUNDRY, a spacious bedroom, and thoughtful details throughout that make daily life easier. With HEAT & WATER included in the condo fee, it's easy to keep your budget on track without sacrificing lifestyle. Surrounded by parks, groceries, and transit, yet nestled in a peaceful, established community — this isn't just a place to live. It's a place to enjoy coming home to.

Built in 1991

### Essential Information

MLS® # E4440125

Price \$125,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	111 6710 158 Avenue
Area	Edmonton
Subdivision	Ozerna
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3A7

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 28
Condo Fee	\$385

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Listing information last updated on June 16th, 2025 at 11:22pm MDT