

# \$459,000 - 6550 158 Avenue, Edmonton

MLS® #E4446186

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,077 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

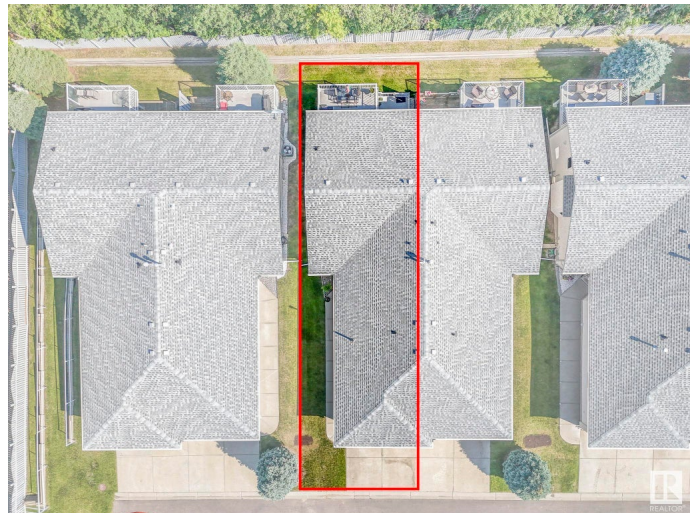
Discover this amazing 55+ walkout bungalow backing onto a serene green space. This energy-efficient 1/2 duplex offers 3 bedrooms (2 up, 1 down) and 3 bathrooms. The main level features cherry laminate floors, a well-lit kitchen with off-white cabinets, a pantry, an island with a black stone countertop, and new high-end GE Profile & LG appliances with a transferable warranty. Enjoy the convenience of main floor laundry and custom California Closets throughout. Significant updates include a newer roof (2017), a high-efficiency furnace and A/C (2019 with warranty to 2029), a tankless hot water system (2019), new windows and doors (2022), and upgraded R50 insulation. The walkout basement leads to a private lower deck, complementing the upper deck off the kitchen. Both feature durable Duradeck and aluminum railings. The heated double attached garage is complete with custom cabinets, shelving, and a workbench. This is the most updated home in the complex, making it the perfect move for downsizing. Don't wait!

Built in 1996

## Essential Information

MLS® # E4446186

Price \$459,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,077
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	6550 158 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2S7

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Low Flow Faucets/Shower, No Smoking Home, Parking-Visitor, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs    Onto    Park/Trees,    Gated    Community,    Low    Maintenance

Landscape, Private Setting, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 6th, 2025
Days on Market	5
Zoning	Zone 03
Condo Fee	\$435

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 July 11th, 2025 at 10:18am MDT