

## **\$435,000 - 6596 158 Avenue, Edmonton**

MLS® #E4440545

**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,218 sqft  
Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this immaculate adult living walkout bungalow in a quiet North Edmonton community. Featuring an open-concept layout, this home offers vaulted ceilings, laminate floors, and central A/C. The main level includes a spacious living area, efficient kitchen with oak cabinets, stainless steel appliances, and a sunny eating nook leading to a south-facing deck with green space views. The large primary bedroom has a 3-piece ensuite and walk-in closet. A second bedroom or den, 4-piece bath, and laundry area complete the main floor. The fully finished walkout basement includes a rec room with a gas fireplace, large bedroom, 3-piece bath, workshop, mini-wet bar, and ample storage. Enjoy the convenience of a double attached garage with wheelchair lift. Located in the well-managed McLeod Ridge complex, this home has TONS of features for the mobility limited and is close to shopping, transit, and the Henday. Lawn care and snow removal are included. \*some photos are virtually staged\*

Built in 1992

### **Essential Information**

MLS® #	E4440545
Price	\$435,000
Bedrooms	2



Bathrooms	3.00
Full Baths	3
Square Footage	1,218
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	6596 158 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2S7

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Zone 03
Condo Fee	\$435

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