

Courtesy Of Dustin Batuik and Rosanne Gevy Of Sterling Real Estate

# \$129,900 - 116 6710 158 Avenue, Edmonton

MLS® #E4431536

**\$129,900**

1 Bedroom, 1.00 Bathroom, 578 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

Located in the Popular Neighbourhood of "Ozerna" - Welcome to Sante Fe Carlisle! This Main floor with Large Patio unit features a Sunny WEST Exposure and is described as "Cute" as a button. This is the perfect unit for the First Home Buyer or Empty Nestor and features a Functional Floor plan with a Large Primary Bedroom, Good Sized Dining Area & Oversized Living Room! Featuring a Large Pantry, Large Storage Room, In-Suite Laundry & Lots of Closet Space in the Primary Bedroom. The unit has a Warm & Energetic Paint Colour and has Newer Laminate Flooring Throughout. The Kitchen has a Cut-Let opening to the Living Room which give the the unit a Nice Open Floor Plan. Condo Fees include all utilities, except for Power & Is well Managed. Very Friendly Building with Ease of Access to Anthony Henday, City Transit & TONS of North Edmonton Shopping & Amenities. Great Unit in a building built in 1991! Don't Miss Out! \*\$2,500 Credit included in the sale Price for Paint & Improvements\*

Built in 1991

## Essential Information

MLS® #	E4431536
Price	\$129,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	578
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	116 6710 158 Avenue
Area	Edmonton
Subdivision	Ozerna
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3A7

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market      11

Zoning                Zone 28

Condo Fee            \$392

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