

## \$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 | 12             |
| Zoning         | Zone 03        |
| Condo Fee      | \$435          |

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Listing information last updated on June 17th, 2025 at 3:32pm MDT