

Courtesy Of Kevin P Quintal Of RE/MAX Elite

## **\$389,900 - 6530 158 Avenue, Edmonton**

MLS® #E4443484

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,226 sqft  
Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

Retirement never looked better! Come view this half duplex, bungalow style condo in the great 55+ community of McLeod Ridge. Meticulously maintained. This beautiful home features central A/C, central vac, hardwood, ceramic floors, and vaulted ceilings.. Perfect maintenance free, no mowing or shoveling snow. The open concept offers a large living room & dining room. Generous sized eat-in kitchen with plenty of solid oak cabinetry & patio doors leading to a private deck. The large master suite features a walk-in closet & 3pc ensuite. Completing the main level is the second bedroom, 4 pc bath & main floor laundry. The finished basement offers a large family room, hook ups for a wet bar, 4pc bath, 3rd bedroom and loads of storage. Completing the package is the heated double attached garage. This is a great home in a quiet well managed complex. Easy access to Henday, close to public transportation and walking distance to plenty of amenities. Come see for yourself.

Built in 1992

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4443484  |
| Price    | \$389,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,226             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6530 158 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2S7         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck                     |
| Parking   | Double Garage Attached, Heated, Insulated |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Gated Community, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 03         |
| Condo Fee      | \$435           |

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Listing information last updated on August 18th, 2025 at 11:17pm MDT