

## \$319,900 - 6586 158 Avenue, Edmonton

MLS® #E4426904

**\$319,900**

2 Bedroom, 2.50 Bathroom, 1,124 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

This immaculate 1,123 sq.ft. bungalow-style condo in the desirable McLeod Ridge complex is an adult living 55+ community, offering a convenient low-maintenance lifestyle. It features a fully finished walkout basement that backs onto beautifully manicured common grounds area. The main floor includes dramatic vaulted ceilings, bay windows, and nice sized kitchen with patio doors leading to a south-facing deck with a fantastic view. The spacious master suite boasts a walk-in closet and 3-piece ensuite. The main level also includes a second bedroom, 4-piece bath, mud room w/laundry area leading to the double attached garage. The walkout basement offers a family room, den, workshop, 2-piece bath, and ample storage. This home is located in a clean, well-managed complex with great bus service and easy access to the Henday, it offers both comfort and convenience in a tranquil setting.

Built in 1993

### Essential Information

MLS® #	E4426904
Price	\$319,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,124
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	6586 158 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2S7

### Amenities

Amenities	Deck, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Donald Massey/St John Bosc
Middle	Donald Massey/JJ Bowlen
High	Queen E/ Mgr O`Leary

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	67
Zoning	Zone 03
Condo Fee	\$404

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