

# \$329,900 - 6586 158 Avenue, Edmonton

MLS® #E4426904

**\$329,900**

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      | \$329,900 |
| 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      33

Zoning                Zone 03

Condo Fee            \$404

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