

# **\$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                4  
Zoning                              Zone 28  
Condo Fee                        \$392

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Listing information last updated on April 20th, 2025 at 12:02pm MDT