

## \$175,000 - 318 6710 158 Avenue, Edmonton

MLS® #E4452809

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

Ozerna, Edmonton, AB

**FIRST-TIME HOME BUYER & INVESTOR ALERT!** Presenting this beautifully upgraded 1,022 sq. ft. 3-bedroom, 2-bath home on the 3rd floor of the quiet Mainstreet Santa Fe complex, ideally located near Anthony Henday. The efficient galley kitchen opens to the dining area and features white cabinets with bleached oak trim. The spacious living room flows onto a large west-facing balcony—perfect for entertaining. The primary bedroom offers a walk-through closet and a private 4-piece ensuite with a relaxing Jacuzzi tub. Upgrades include maple laminate flooring and modern light fixtures. Enjoy the convenience of an in-suite laundry/storage room with a stackable washer and dryer, along with plenty of storage throughout. front-row parking stall included

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452809  |
| Price          | \$175,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,023     |
| Acres          | 0.00      |
| Year Built     | 1991      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 318 6710 158 Avenue |
| Area        | Edmonton            |
| Subdivision | Ozerna              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3A7             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | On Street Parking, Air Condition |
| Parking   | Stall                            |

### Interior

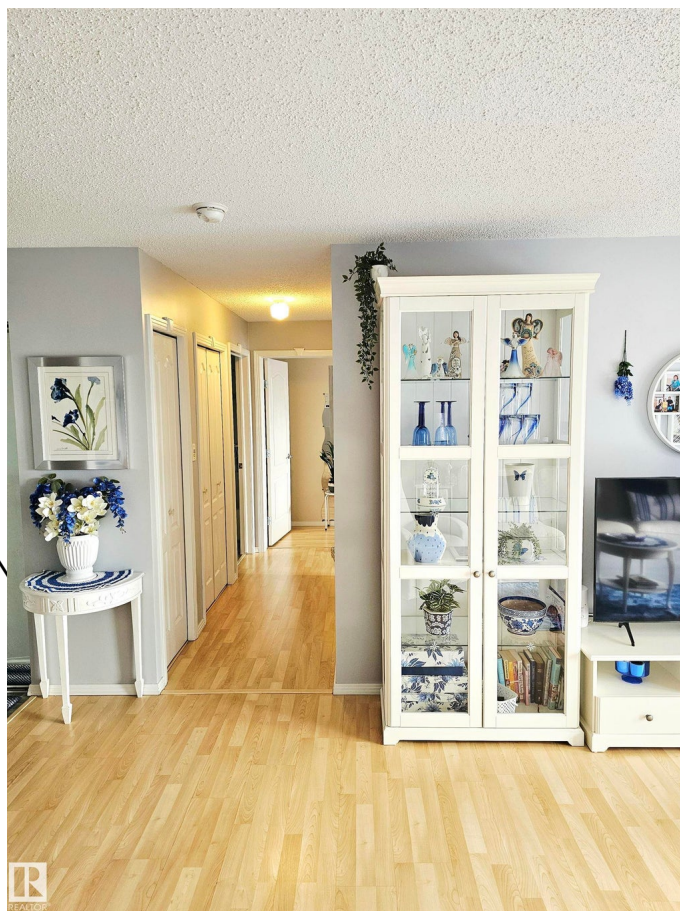
|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 4                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Airport Nearby, Playground N |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 28           |
| Condo Fee      | \$638             |



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Listing information last updated on August 16th, 2025 at 5:17am MDT