

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 | 45              |
| Zoning         | Zone 03         |
| Condo Fee      | \$435           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 11:32pm MDT