

## \$469,900 - 6320 159 Avenue, Edmonton

MLS® #E4430040

**\$469,900**

4 Bedroom, 2.50 Bathroom, 1,887 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

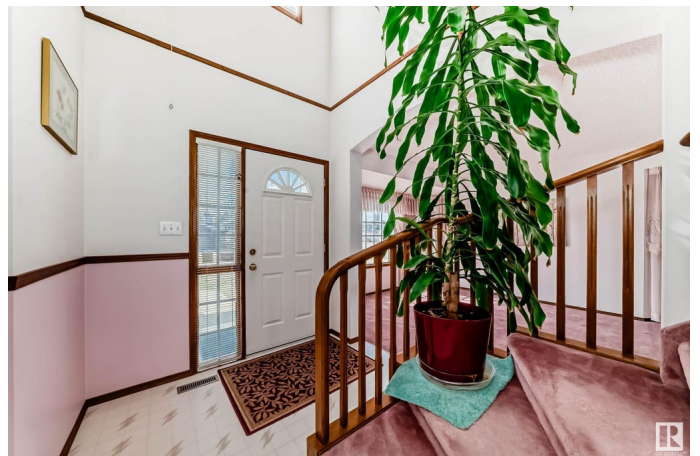
Welcome to this lovely 2 story home with 1887 sqft PLUS FULLY FINISHED BASEMENT Situated in the desirable community of Matt Berry! This home is PERFECT for LARGE family. Features total of 4 bedrooms/den room/living room/2 family rooms/kitchen/2.5 bathrooms & a double attached garage. Entrance greets you with open to below high ceiling. Open concept large living room w bright window adjacent to formal dining area. Spacious Kitchen has plenty of kitchen cabinetries & U-shape kitchen counter. Eating area with patio doors to LARGE deck & fully landscaped fenced yard. Family room has fireplace & TV niche. Convenient main floor 1/2 bath & laundry. Upstairs is FOUR good-sized bedrooms. King-sized master bedroom boasts his & her closet & a 4pc en-suite w jetted tub. FULLY FINISHED BASEMENT c/w huge family room/den rm & utility rm. Upgrades: Shingle (2019)/Furnance & HWT (2020). Only minutes to public transp/schools/park/playground/shopping & all amenities. Quick possession avail. Just move-in & enjoy!

Built in 1992

### Essential Information

MLS® # E4430040

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,887                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6320 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2P2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 03          |

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Listing information last updated on April 20th, 2025 at 6:32am MDT