

## \$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

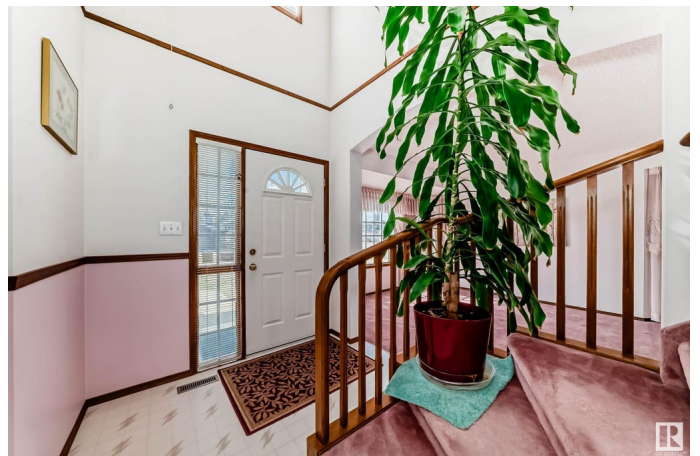
Welcome to this lovely 2 story home with 1887 sqft PLUS FULLY FINISHED BASEMENT Situated in the desirable community of Matt Berry! This home is PERFECT for LARGE family. Features total of 4 bedrooms/den room/living room/2 family rooms/kitchen/2.5 bathrooms & a double attached garage. Entrance greets 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 12:32am MDT