

## **\$474,900 - 6011 159 Avenue, Edmonton**

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MLS® #E4438265

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Immaculate pride of ownership upgraded 4-level split home in the community of Matt Berry. 1175 sq/ft of above-grade living space across 2 levels, (Total 2260 sq/ft) over 4 levels! Featuring, VAULTED CEILINGS, 4 bedrooms, 3 bathrooms, & double attached garage. Spacious foyer, open living room, featuring large windows. Kitchen has an abundance of cabinetry, counter space & island w/ SKY LIGHT & WALK IN PANTRY! Garden doors that open onto a raised deck in a fully fenced gorgeous backyard! Upstairs offers 3 spacious bedrooms and 4-pc bathroom. The master includes a large closet and a private 2-pc ensuite. Lower level features a big family room with a gas fireplace and an additional 3-pc bath/laundry room, 4 th bedroom. Unspoiled basement adds flexibility as a recreation room, storage area. FURNACE 2022/SHINGLES 2016. This home's prime location overlooking Matt Berry park! Just steps from a K-9 school! Minutes from all shopping & all amenities. Easy access to Manning drive, Anthony Henday. Must be seen!!



Built in 1996

### **Essential Information**

MLS® # E4438265

Price \$474,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	6011 159 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2P4

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

### **School Information**

Elementary	Edmonton Christian North
Middle	John D Bracco School
High	M. E. LaZerte School

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	Zone 03

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Listing information last updated on June 2nd, 2025 at 9:17pm MDT