

## \$560,000 - 6119 156 Avenue, Edmonton

MLS® #E4420046

**\$560,000**

4 Bedroom, 3.50 Bathroom, 2,184 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to Matt Berry. This 4 Bedroom + 2 Dens, 3 FULL BATHROOM FULLY FINISHED home is ready to call your own. GRAND ENTRANCE with high ceiling. FORMAL LIVING ROOM, FORMAL DINING ROOM. HARDWOOD FLOORS and ceramic tiles throughout main floor. Main floor family room featuring fireplace. Large kitchen with plenty of cabinets and breakfast nook. MAIN FLOOR LAUNDRY. 4 large bedrooms are located upstairs. Primary bedroom features a 4-pce ensuite with soaker tub and separate shower. Walk in closet. CENTRAL AIR CONDITIONING. Fully finished basement comes with second family room, bedroom, den and cold room, full bathroom, and plenty of storage space. Located on LARGE PRIVATE LOT, fully fenced and featuring spacious deck. BEAUTIFUL FRUIT TREES! Strawberries, grape vine, pear trees and apple trees. Double fully finished heated garage completes this home.

Built in 1990

### Essential Information

MLS® #	E4420046
Price	\$560,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6119 156 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2N1

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Vacuum System-Roughed-In
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 31st, 2025
Days on Market	90
Zoning	Zone 03

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 May 1st, 2025 at 5:02am MDT