

\$469,000 - 6116 159 Avenue, Edmonton

MLS® #E4431747

\$469,000

4 Bedroom, 3.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Hidden gem alert! Backing directly onto Matt Berry Park, this beautifully renovated 4 bed, 3 bath bi-level is a rare find! Step inside to gleaming hardwood floors, soaring ceilings, and a custom 10-ft seamless granite islandâ€”made for entertaining. The kitchen boasts tall cabinets with crown moulding, sleek stainless appliances, and a walkout to your composite deck with park views. The spacious primary retreat includes a stunning ensuite with a cedar ceiling and glass shower. All plumbing upgraded, plus hot water on demand, HEPA filtration, A/C, and triple-pane windows with blinds throughout the home. Double attached garage, tasteful landscaping, and unbeatable locationâ€”walking distance to schools, close to Manning Town Centre & LRT. Family-friendly, feature-packed, and backing a massive parkâ€”this home is the one youâ€™ve been waiting for. you might want to experience it in person!

Built in 1992

Essential Information

MLS® #	E4431747
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,194
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6116 159 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2R9

Amenities

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 18th, 2025

Days on Market 12

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 April 30th, 2025 at 4:02pm MDT