

## \$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 | 91                 |
| Zoning         | Zone 03            |

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Listing information last updated on May 2nd, 2025 at 8:02am MDT