

## \$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 island—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 location—walking distance to schools, close to Manning Town Centre & LRT. Family-friendly, feature-packed, and backing a massive park—this home is the one you’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 4

Zoning Zone 03

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Listing information last updated on April 22nd, 2025 at 10:17am MDT