

## \$449,900 - 6107 159 Avenue, Edmonton

MLS® #E4461404

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,789 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Step inside this beautiful 2 storey home with vaulted ceilings upon entrance creating an open concept atmosphere with loads of space. Adjacent to the kitchen is a south facing bonus room with large windows to bring in optimal sunlight. The top floor boasts 1 full bath & 3 bedrooms, one of which has a large primary en suite with a jetted tub and a large walk in closet. The basement is partially finished and has been set up as two extra bedrooms and a living space for teens. A lot of potential for bigger families. With floor to ceiling shelving in basement and garage, you have ample storage for all seasons. The yard has been professionally landscaped with so much greenery. Conveniently located across the street from the North East Christian School, two parks, a large soccer field, everything just steps away including multiple schools to choose from, shopping centres (Starbucks), as well as Anthony Henday access, this property's location cant be beat. Memories loading...

Built in 1994

### Essential Information

MLS® # E4461404

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,789                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6107 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2P4         |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Front Porch, Hot Water Natural Gas, Vaulted Ceiling |
| Parking Spaces | 4                                                                       |
| Parking        | Double Garage Attached, Insulated                                       |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished                                                           |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 45                |
| Zoning         | Zone 03           |

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Listing information last updated on November 20th, 2025 at 10:32am MST