

## \$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 9

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 27th, 2025 at 8:17pm MDT