

\$579,000 - 6040 165 Avenue, Edmonton

MLS® #E4448686

\$579,000

6 Bedroom, 2.50 Bathroom, 1,821 sqft
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this well-maintained stucco home in the quiet, family-friendly community of Matt Berry. Featuring a total of 6 bedrooms and 3 full bathrooms, this spacious property includes a fully finished basement with 3 bedrooms, a full bath, second kitchen, and a separate entrance through the garage—perfect for extended family or potential rental use. The home is fully air-conditioned, fully fenced, landscaped, and ideally located close to schools, shopping, public transit, and all major amenities.

Built in 2005

Essential Information

MLS® #	E4448686
Price	\$579,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,821
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



Community Information

Address	6040 165 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A9

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	18
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 August 5th, 2025 at 3:32am MDT