

## \$469,900 - 6107 159 Avenue, Edmonton

MLS® #E4461404

**\$469,900**

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 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. The vaulted ceiling upon entrance creates 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. New memories loading...

Built in 1994

### Essential Information

MLS® #	E4461404
Price	\$469,900
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                3

Zoning                            Zone 03

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