

## \$620,000 - 6119 156 Avenue, Edmonton

MLS® #E4455078

**\$620,000**

6 Bedroom, 3.5 Bathroom, 2,184 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Beautiful 2-storey home in the family-friendly community of Matt Berry. This home features 6 bedrooms, 3.5 bathrooms, and a fully finished basement. The main floor boasts a spacious front living and dining area with soaring ceilings, a bright kitchen with breakfast nook, and a cozy family room with fireplace. Upstairs you'll find 4 generously sized bedrooms including a primary suite with spacious walk-in closet and spa like ensuite. The fully finished basement adds a large rec room, 2 additional bedroom, cold room, and full bath—perfect for guests or extended family. Enjoy the southeast-facing backyard with deck, fruit trees, and plenty of space to relax or garden. Recent updates include shingles (2023), garage heater (2023), and a high-efficiency furnace. Completing this property is an attached heated double garage. Close to schools, walking trails, shopping, transit, parks, and major routes, this home is move-in ready and ideal for families. Welcome home!

Built in 1990

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455078  |
| Price     | \$620,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,184                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6119 156 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2N1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 03           |

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Listing information last updated on August 31st, 2025 at 7:47pm MDT