

# \$464,900 - 15704 61 Street, Edmonton

MLS® #E4460136

## \$464,900

5 Bedroom, 3.50 Bathroom, 1,361 sqft  
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Move-in ready 4-level split in the sought-after Matt Berry neighborhood, offering approx. 2,555 sq ft of fully finished living space. This freshly painted home features 5 bedrooms plus a den, 3.5 bathrooms, brand new carpeting, and newer Quartz kitchen countertops. The spacious kitchen also includes stainless steel appliances, a breakfast nook, and ample storage. Enjoy a formal dining room with bay window, a bright living room, and a cozy family room with wood-burning fireplace. The large primary suite offers a walk-in closet and 3-piece ensuite. Situated on a corner lot with an oversized double garage, plus a private backyard complete with gazebo and hot tub—perfect for relaxing or entertaining. Located close to parks, schools, and all amenities.

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460136  |
| Price          | \$464,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,361     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1995                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15704 61 Street |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5P 2P5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 4                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Corner Lot, Flat Site, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 30th, 2025 |
|-------------|----------------------|

Days on Market 27

Zoning Zone 03

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Listing information last updated on October 27th, 2025 at 8:17am MDT