

## **\$549,900 - 6311 164 Avenue, Edmonton**

MLS® #E4424705

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,669 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Stunning Bi-Level home with over 2600 sqft living spaces situated in the Quiet/Most Desirable community of Matt Berry! Features total of 5 Bedrooms/Living room/Family room/3 Bathrooms & a Double attached Garage. Main floor greets you with High Vaulted Ceiling/Open Concept Living room with Large & Bright Windows/Cozy Fireplace w Nice Stone Wall/GORGEOUS VINYL PLANK FLOORINGS THROUGHOUT. Breakfast Nook w Patio Doors to a South Facing/Large Two-tiered Deck & Landscaped Fenced Yard. Spacious Kitchen has Plenty of Kitchen Cabinets/Corner Pantry & Raised Kitchen Island w Granite Counters. 2 Sizable Bedrooms & a 4pc Bath. Upper floor boasts King-sized Master Bedroom w Walk-in Closet & 4pc En-suite w Jetted Tub. Open Staircase to a Fully Finished Basement c/w Huge Family room/2 Bedrooms/a 3pc Bath/Laundry & Utility rm. Upgrades: HWT, Main & Upper Carpet, Vinyl Plank floorings & HWT (yr 2023). Great location w Easy access to Bus Route/School/Park/Shopping C & all amenities. Quick poss. avail. Just move-in & enjoy!

Built in 2005

### **Essential Information**

MLS® #

E4424705



|                |                        |
|----------------|------------------------|
| Price          | \$549,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,669                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6311 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3K3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 03         |

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Listing information last updated on April 16th, 2025 at 1:17pm MDT