

\$469,000 - 6116 159 Avenue, Edmonton

MLS® #E4431747

\$469,000

4 Bedroom, 3.00 Bathroom, 1,194 sqft
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Hidden gem alert! Backing directly onto Matt Berry Park, this beautifully renovated 4 bed, 3 bath bi-level is a rare find! Step inside to gleaming hardwood floors, soaring ceilings, and a custom 10-ft seamless granite island—made for entertaining. The kitchen boasts tall cabinets with crown moulding, sleek stainless appliances, and a walkout to your composite deck with park views. The spacious primary retreat includes a stunning ensuite with a cedar ceiling and glass shower. All plumbing upgraded, plus hot water on demand, HEPA filtration, A/C, and triple-pane windows with blinds throughout the home. Double attached garage, tasteful landscaping, and unbeatable location—walking distance to schools, close to Manning Town Centre & LRT. Family-friendly, feature-packed, and backing a massive park—this home is the one you’ve been waiting for. you might want to experience it in person!

Built in 1992

Essential Information

| | |
|------------|-----------|
| MLS® # | E4431747 |
| Price | \$469,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,194 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6116 159 Avenue |
| Area | Edmonton |
| Subdivision | Matt Berry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 2R9 |

Amenities

| | |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 18th, 2025

Days on Market 4

Zoning Zone 03

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Listing information last updated on April 22nd, 2025 at 10:17am MDT