

\$535,000 - 16409 65 Street, Edmonton

MLS® #E4453367

\$535,000

4 Bedroom, 3.50 Bathroom, 1,776 sqft
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Beautifully finished 2-storey in family-friendly Matt Berry! Nestled on a quiet street, this home offers 4 bedrooms, 3.5 baths & a fully developed basement. The main floor features an open concept layout with a stylish kitchen boasting a large island, corner pantry, ample cabinetry & stainless appliances. The dining nook opens to a spacious yard with a massive deck—perfect for summer entertaining! Upstairs you’ll find a bright bonus room plus 3 bedrooms, including a primary suite with 4-pc ensuite & walk-in closet. The basement adds a versatile flex space, 4th bedroom & 3-pc bath. Highlights include fresh paint, hardwood floors, wrought iron railings, custom window coverings & gas fireplace. Close to schools, shopping, amenities & transit—move-in ready!

Built in 2005

Essential Information

MLS® #	E4453367
Price	\$535,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.00



Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16409 65 Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J3

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 16th, 2025

Days on Market 8

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 10:47am MDT