

## \$514,800 - 6144 165 Avenue, Edmonton

MLS® #E4453914

**\$514,800**

4 Bedroom, 3.00 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to Matt Berry! Nestled in a desirable neighbourhood, this beautiful bilevel home offers over 2,330 sqft of fully finished living space, with 4 bedrooms, 3 full bathrooms & open-concept layout! The spacious living room features BAY WINDOWS & the room flows seamlessly into the formal dining room, where ARCHED PILLARS add a touch of architectural elegance. The dining room features SEMI-VAULTED CEILINGS and a door leading out to the deck! The chef's kitchen features custom oak cabinetry, BREAKFAST NOOK, & a WALK-IN PANTRY! Two additional bedrooms & a full bathroom complete the main floor! Upstairs, the Primary Bedroom features BAY WINDOWS, CUSTOM-DESIGNED FEATURE WALL, 4-piece ensuite bath & walk-in closet! The FULLY FINISHED BASEMENT offers a \ rec room, a versatile DEN that can easily function as an office or extra bedroom! A 4th bdrm, 3-piece bath & laundry rm complete the basement! Close to all amenities & minutes walk to OZERNA LAKE & WALKING TRAILS!

Built in 2004

### Essential Information

MLS® # E4453914

Price \$514,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,415                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6144 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3K5         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                               |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Soraya Hafez School      |
| Middle     | Dr. Donald Massey School |
| High       | M.E. Lazerte School      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 71                |
| Zoning         | Zone 03           |

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Listing information last updated on October 30th, 2025 at 11:17am MDT