

## \$599,900 - 6415 159 Avenue, Edmonton

MLS® #E4453427

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

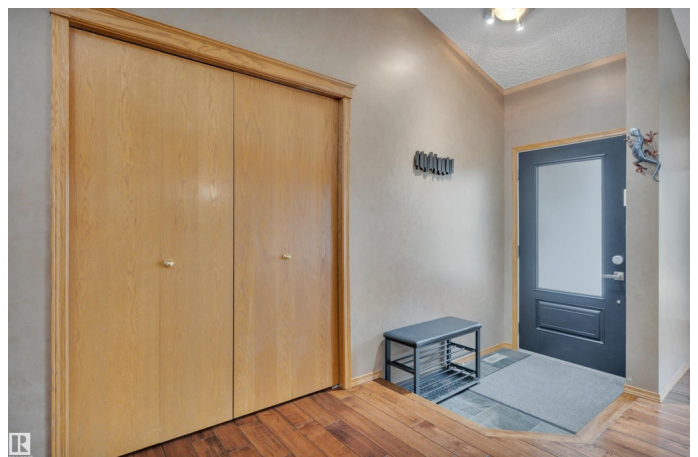
TRIPLE ATTACHED HEATED garage AND 50ft of separate RV/TRAILER space! Almost 2000sqft PLUS a FULLY FINISHED basement sitting on a MASSIVE PIE LOT in a quiet CUL-DE-SAC. Tons of updates throughout including: CENTRAL AC (recharged 2021), furnace (2017), 50yr Shingles (2018), Hot water tank (2019), Triple-pane windows (2021), exposed aggregate driveway (2021), landscaping & so much more. MOVE-IN READY! Mainfloor offers vaulted ceilings, newer engineered hardwood flooring, 2 living rooms, FIREPLACE and a kitchen w/ more than enough storage/dining space. Upstairs has 3 bedrooms, 2 full baths & are all good sizes. Basement features a 4th bedroom, 2 pc bath, recreation room WITH pool table and ample storage space/den/hobby area. MASSIVE backyard with newer landscaping, a deck to enjoy all of summer w/ a built-in HOT TUB w/ speakers, firepit area and access to the RV/TRAILER/BOAT parking. This home has it all & is rare in the area. The HEATED TRIPLE garage is a BONUS, located close to ALL amenities you need! VALUE

Built in 1991

### Essential Information

MLS® # E4453427

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6415 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2P2         |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Hot Tub, Parking-Extra, Parking-Visitor, R.V. Storage, Vaulted Ceiling |
| Parking   | Triple Garage Attached                                                                                           |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 5                 |
| 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 22nd, 2025 at 1:32am MDT