

# \$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, Stove-Electric, Washer	Oven-Microwave,	Refrigerator,
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 9

Zoning Zone 03

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