

## \$599,900 - 6424 164 Avenue, Edmonton

MLS® #E4457948

**\$599,900**

6 Bedroom, 3.50 Bathroom, 2,193 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this stunning 6 BEDROOM, 3.5 BATH, 2193 SQ.FT., AIR CONDITIONED home in the family-friendly community of Matt Berry. Freshly painted throughout, the main floor features a BEDROOM/ DEN, half bath, cozy gas fireplace, and a kitchen with newer stainless steel appliances, Corian countertops, pot lighting, and a walk-through pantry. Upstairs offers 2 bedrooms, a 4pc bath, and a spacious PRIMARY BEDROOM with huge closet and SPA-LIKE ENSUITE complete with JETTED TUB, new shower door, EXTRA VANITY, and ample storage. The FULLY FINISHED BASEMENT adds a family room, 5th & 6th bedrooms with walk-in closets, and a full bath. Outside, enjoy a landscaped yard with irrigation, a tiered deck (2020) with BBQ space, privacy fencing, and matching shed. Updates include new flooring in the family room & main floor bedroom, new shingles, and an oversized heated double garage with hot/cold water taps & floor drain. A perfect family home with modern upgrades, abundant space & great curb appeal! Close to all amenities.

Built in 2006

### Essential Information

MLS® # E4457948

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,193                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6424 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3J2         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Smoking Home |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, 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, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 5th, 2025 at 1:02am MDT