

Courtesy Of Wendy M Lam Of RE/MAX Elite

## **\$549,900 - 6311 164 Avenue, Edmonton**

MLS® #E4424705

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,669 sqft  
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Stunning Bi-Level home with over 2600 sqft living spaces situated in the Quiet/Most Desirable community of Matt Berry! Features total of 5 Bedrooms/Living room/Family room/3 Bathrooms & a Double attached Garage. Main floor greets you with High Vaulted Ceiling/Open Concept Living room with Large & Bright Windows/Cozy Fireplace w Nice Stone Wall/GORGEOUS VINYL PLANK FLOORINGS THROUGHOUT. Breakfast Nook w Patio Doors to a South Facing/Large Two-tiered Deck & Landscaped Fenced Yard. Spacious Kitchen has Plenty of Kitchen Cabinets/Corner Pantry & Raised Kitchen Island w Granite Counters. 2 Sizable Bedrooms & a 4pc Bath. Upper floor boasts King-sized Master Bedroom w Walk-in Closet & 4pc En-suite w Jetted Tub. Open Staircase to a Fully Finished Basement c/w Huge Family room/2 Bedrooms/a 3pc Bath/Laundry & Utility rm. Upgrades: HWT, Main & Upper Carpet, Vinyl Plank floorings & HWT (yr 2023). Great location w Easy access to Bus Route/School/Park/Shopping C & all amenities. Quick poss. avail. Just move-in & enjoy!

Built in 2005

### **Essential Information**

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Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,669
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	6311 164 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3K3

### **Amenities**

Amenities	Deck
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
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	38
Zoning	Zone 03

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Listing information last updated on April 12th, 2025 at 12:02pm MDT