

## \$514,900 - 6230 159a Avenue, Edmonton

MLS® #E4465032

**\$514,900**

4 Bedroom, 3.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Nestled on a quiet cul-de-sac within walking distance to parks, school and lake, this turn key updated house offers over 2300 sqft of living space. Perfect for raising kids and fur babies. The yard alone is a showstopper! As you enter you'll notice how bright and cozy the space feels, beautiful ceramic tile leads you to the large renovated kitchen. A chef's dream with granite countertop, SS appliances and plenty of cabinets & counter space. The living room has rich hardwood floors that continues up the stairs where you'll find 3 good size bedrooms and the main bathroom. The large primary suite can easily fit your king size bed, featuring a walk-in closet and convenient ensuite. The freshly painted basement has a big rec room ideal for family game or movie night, with an extra bedroom and another full bathroom. All big ticket items are done - New windows, furnace, hot water heater, shingles, central AC, light fixtures, floors and paint. Move in just in time to celebrate the holidays in your cozy new home.

Built in 1994

### Essential Information

MLS® # E4465032

Price \$514,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,647                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6230 159a Avenue |
| Area        | Edmonton         |
| Subdivision | Matt Berry       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2R9          |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                        |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 03            |

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