

## \$574,900 - 15734 61b Street, Edmonton

MLS® #E4431559

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Walk out bungalow, PIE LOT, quiet, cul-de-sac and backing onto green space. Outstanding, custom built home, original owner, fantastic cathedral ceilings that highlight the floor plan and stunning floor to ceiling windows. Open white and bright kitchen island, large primary bedroom with a walk-in closet and four piece soaker en suite plus French doors to wrap around sun deck. Top-notch basement development flooded with sunshine. Main floor, laundry, gas fireplace in the great room, open staircase. Wonderful sun deck that is large and perfectly planned for those summer family BBQS. Garage is oversized.

Built in 1995

### Essential Information

MLS® #	E4431559
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,590
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	15734 61b Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2P6

### Amenities

Amenities	Deck, Walkout Basement, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, No Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	17
Zoning	Zone 03

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Listing information last updated on May 4th, 2025 at 8:02am MDT