

## \$579,000 - 6040 165 Avenue, Edmonton

MLS® #E4448686

**\$579,000**

6 Bedroom, 2.50 Bathroom, 1,821 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this well-maintained stucco home in the quiet, family-friendly community of Matt Berry. Featuring a total of 6 bedrooms and 3 full bathrooms, this spacious property includes a fully finished basement with 3 bedrooms, a full bath, second kitchen, and a separate entrance through the garage—perfect for extended family or potential rental use. The home is fully air-conditioned, fully fenced, landscaped, and ideally located close to schools, shopping, public transit, and all major amenities.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448686               |
| Price          | \$579,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,821                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6040 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0A9         |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Fireplace    | Yes                                                                                                                 |
| Fireplaces   | Brass Surround                                                                                                      |
| Stories      | 3                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 03         |

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Listing information last updated on August 5th, 2025 at 8:17pm MDT