

## \$499,900 - 6018 156 Avenue, Edmonton

MLS® #E4462208

**\$499,900**

5 Bedroom, 3.00 Bathroom, 2,344 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

The perfect home for a large family! This 2345 sqft (217.7 m2) 5 bedroom, 3 bathroom home in the friendly community of Matt Berry offers a traditional floorplan. The top floor features 4 large bedrooms and a 5 piece main bathroom with dual basins make up & vanity. The primary bedroom is sized for luxury & includes a spa inspired 5 piece ensuite & walk in closet.

The main floor is highlighted by a spacious formal living room & dining room area, large kitchen, sunken family room with woodburning fireplace, bedroom #5 & 3 piece guest bathroom. Upgraded vinyl plank & laminate flooring complete the main floor. Basement level is partly finished; framed, drywalled & electrical complete. Attached garage, 23'3"x25'10". Beautifully & professionally landscaped including mature trees, paving stone patio and firepit area, gardens and flower beds. This family friendly community is close to important amenities including all levels of schools, shopping, community hospital, public transportation & Anthony Henday.

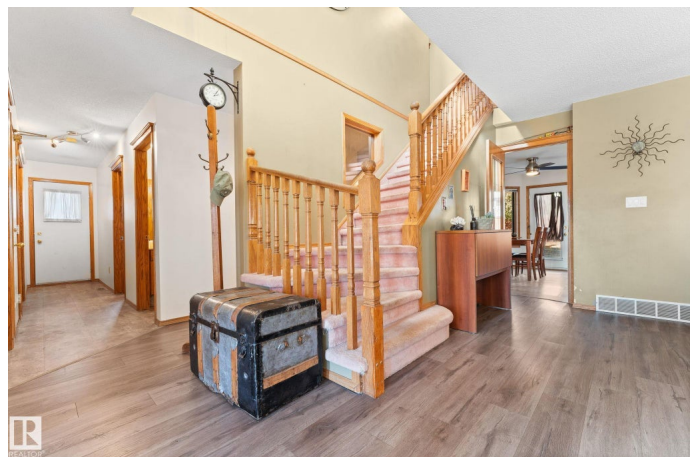
Built in 1989

### Essential Information

MLS® # E4462208

Price \$499,900

Lease Rate \$15



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,344                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6018 156 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2M8         |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, Fire Pit, Patio, Skylight |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached                                        |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                          |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 03            |

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Listing information last updated on October 20th, 2025 at 1:17am MDT