

# \$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	2
Zoning	Zone 03

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