

## \$848,800 - 16414 60a Street, Edmonton

MLS® #E4452776

**\$848,800**

6 Bedroom, 5.00 Bathroom, 3,046 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Luxurious 3054 sq. ft. home in the exclusive Matt Berry community! Thoughtfully designed for multi-generational families, this beautifully finished property offers 7 large bedrooms and 5 full bathrooms, including a 5-piece ensuite in the primary suite. Be impressed by the grand open-to-below layout, expansive common areas, and bright, open-concept design, perfect for both entertaining and everyday living. The main kitchen and living areas offer incredible space and functionality. The fully finished basement features 3 additional bedrooms, a full kitchen, dining area, and family room, ideal for extended family. Maple cabinetry, stainless steel appliances, hardwood and tile flooring. Enjoy the convenience of a 2-car garage, paired with an oversized exposed driveway that provides ample parking for guests. Stucco exterior, deck and paved concrete pad in the backyard. This exceptional home is located on a quiet street in a family-friendly neighborhood close to schools, parks, and other amenities.

Built in 2010

### Essential Information

MLS® # E4452776

Price \$848,800

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,046                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16414 60a Street |
| Area        | Edmonton         |
| Subdivision | Matt Berry       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0G4          |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Parking-Extra, Parking-Visitor, Patio |
| Parking   | Double Garage Attached, Front Drive Access, Insulated                                                                 |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Glass Door, Roughed In, Wall Mount                                                                                                                                     |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Brick, Stucco                                     |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 82                |
| Zoning         | Zone 03           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 11:17am MST