

## \$575,000 - 6040 166 Avenue, Edmonton

MLS® #E4462669

**\$575,000**

4 Bedroom, 3.50 Bathroom, 2,310 sqft

Single Family on 0.00 Acres

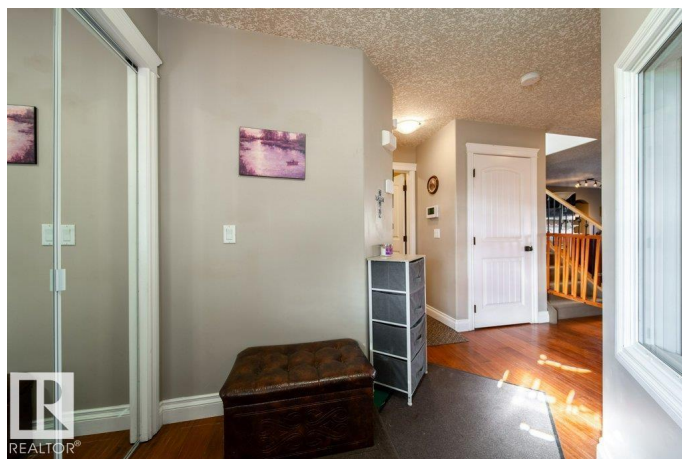
Matt Berry, Edmonton, AB

Beautiful Family Home in Matt Berry! This gorgeous 2-storey home is tucked away on a quiet cul-de-sac in the heart of Matt Berry and is perfect for any size family. From the moment you walk in, you'll love the spacious layout featuring 3 bedrooms, 3 bathrooms, a den, bonus room, and bright living area. The basement includes a 1-bedroom suite with a full kitchen—ideal for extended family or guests. The oversized 20'x24' attached garage has a larger door and backyard access, perfect for lifted trucks. Enjoy the nicely landscaped yard with a deck and treehouse swing set. All appliances included. Close to schools, shopping, and public transportation. This home truly must be seen to be appreciated!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462669  |
| Price          | \$575,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,310     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6040 166 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0A8         |

### **Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached                                                                                  |

### **Interior**

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                           |

### **Exterior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025

Days on Market                3

Zoning                              Zone 03

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Listing information last updated on October 20th, 2025 at 7:32pm MDT