

## \$468,800 - 6219 162 Avenue, Edmonton

MLS® #E4464785

**\$468,800**

4 Bedroom, 3.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Discover this spacious home in the desirable Matt Berry neighbourhood. Offering over 2,400 square feet of living space, this residence is turn-key. The main floor features a wood-burning fireplace that adds character and warmth. Outside, the low-maintenance backyard is highlighted by a large, two-level deck. The upper level is thoughtfully designed, including a master bedroom with his and hers closets and a 3-piece ensuite, alongside three generous additional bedrooms and a full 4-piece bathroom. Downstairs, the fully finished basement provides extra living space, a fully finished laundry room with sink and a newer 3 pc bathroom. The value is amazing and the potential is huge.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464785  |
| Price          | \$468,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,827     |
| Acres          | 0.00      |
| Year Built     | 1992      |



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

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6219 162 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2R1         |

### **Amenities**

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

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### **Exterior**

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

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr Donald Massey School |
| Middle     | Dr Donald Massey School |
| High       | M.E Lazerte School      |

### **Additional Information**

Date Listed November 5th, 2025

Days on Market 2

Zoning Zone 03

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