

Courtesy Of Mani Bagga Of Royal Lepage Magna

\$498,800 - 6144 165 Avenue, Edmonton

MLS® #E4465806

\$498,800

4 Bedroom, 3.00 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to Matt Berry! Nestled in a desirable neighbourhood, this beautiful bilevel home offers over 2,330 sqft of fully finished living space, with 4 bedrooms, 3 full bathrooms & open-concept layout! The spacious living room features BAY WINDOWS & the room flows seamlessly into the formal dining room, where ARCHED PILLARS add a touch of architectural elegance. The dining room features SEMI-VAULTED CEILINGS and a door leading out to the deck! The chef's kitchen features custom oak cabinetry, BREAKFAST NOOK, & a WALK-IN PANTRY! Two additional bedrooms & a full bathroom complete the main floor! Upstairs, the Primary Bedroom features BAY WINDOWS, CUSTOM-DESIGNED FEATURE WALL, 4-piece ensuite bath & walk-in closet! The FULLY FINISHED BASEMENT offers a \ rec room, a versatile DEN that can easily function as an office or extra bedroom! A 4th bdrm, 3-piece bath & laundry rm complete the basement! Close to all amenities & minutes walk to OZERNA LAKE & WALKING TRAILS!

Built in 2004

Essential Information

MLS® # E4465806

Price \$498,800



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,415
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6144 165 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3K5

Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve,

	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Soraya Hafez School
Middle	Dr. Donald Massey School
High	M.E. Lazerte School

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
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 15th, 2025 at 2:32pm MST