

\$479,900 - 6520 154 Avenue, Edmonton

MLS® #E4465132

\$479,900

4 Bedroom, 3.00 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

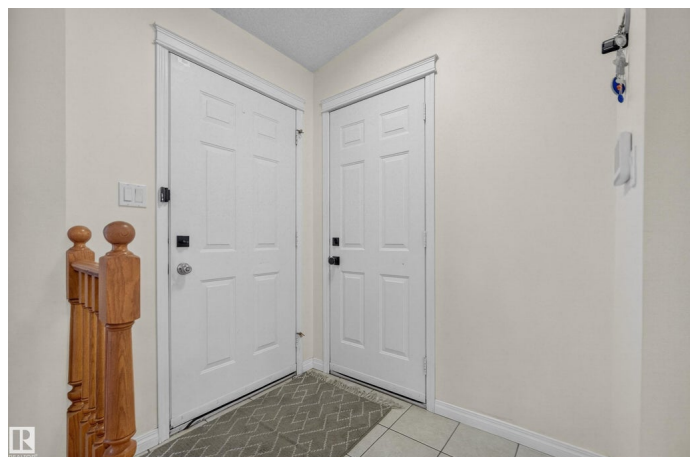
BEAUTIFUL FAMILY HOME ON A HUGE PIE LOT! Discover this spacious and impeccably maintained 4-level split in the sought-after community of Matt Berry â€” tucked away in a quiet cul-de-sac, perfect for family living! Youâ€™ll love the bright, welcoming layout featuring a large living room with a picture window, a formal dining area, and stunning kitchen with granite countertops, solid oak cabinetry, s/s appliances, and a sunny breakfast nook that opens to a west-facing deck â€” ideal for entertaining or relaxing in the sun. Upstairs, unwind in your private primary suite with a walk-in closet and stylish ensuite, plus two additional bedrooms & full bath. The cozy third level offers a warm family room with a stone fireplace, bedroom, laundry, and full bath. The finished basement adds even more living space with a huge rec room, cold room, & ample storage. Enjoy newer mechanical upgrades, a finished double garage, and an expansive fenced yard with fruit trees. A wonderful home in a prime family-friendly location!

Built in 1991

Essential Information

MLS® # E4465132

Price \$479,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,221
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	6520 154 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2N7

Amenities

Amenities	Deck, Detectors Smoke, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public

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

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	Zone 03

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Listing information last updated on November 8th, 2025 at 9:17am MST