

Courtesy Of Eddy A D'Ambrosio Of RE/MAX Elite

## \$440,000 - 6315 162 Avenue, Edmonton

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MLS® #E4460354

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to Matt Berry, a charming, safe, family oriented neighbourhood within walking distance to the North Edmonton Christian School as well as great parks, playground and an extensive trails system perfect for dog walks and bike rides! This 4 Bedroom, 3 Full Bathroom Bi-Level home comes with a fully finished basement, Double Attached Garage, rear RV / Motorhome parking pad with side gate access, and has even recently received new shingles! Upstairs there are 3 spacious bedrooms and 2 full bathrooms. The living room / dining space have extra corner side windows and overlook the front yard with beautiful mature trees and gorgeous landscaping. The rear kitchen and dining nook overlook the spacious backyard with South exposure, large rear deck, storage shed, RV parking pad, and fruit trees! The finished basement has a very large bedroom with space to create a 5th bedroom if needed. You'll also see a 3rd full bath, large family room, bar / hobby space, and laundry room with storage. A great home for family!

Built in 1992

### Essential Information

MLS® # E4460354

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,428                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6315 162 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2R1         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck                               |
| Parking Spaces | 5                                  |
| Parking        | Double Garage Attached, RV Parking |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Tile Surround                                                                                |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public |

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 03           |

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Listing information last updated on October 19th, 2025 at 5:02am MDT