

# **\$529,900 - 6123 156 Avenue, Edmonton**

MLS® #E4449586

**\$529,900**

5 Bedroom, 3.50 Bathroom, 2,577 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Fantastic location, corner lot, oversized driveway, siding walking trail/green-space, PLUS IN-GROUND POOL! You can't beat this incredible HOME-2-LOVE opportunity w/over 3894 sqft of livable space. Built by Jayman Homes, this layout is perfect for today's extended/multigenerational family featuring 5 bdrms (one on main, 3 upper-level, 1 basement), 3.5 baths, main floor laundry & fully finished basement w/lots of potential. Charming appeal w/rich oak cabinetry/railing/trim, oversized picture windows, glass wall inserts & cozy sunken living room anchored by wood fireplace & wet bar. Massive upper-level owner's suite w/double French doors features large closet & private 4 pc ensuite w/glorious sunken jetted tub. Backyard oasis is complete w/fruit trees/shrubs, concrete patio & fenced off in-ground pool to enjoy the summer sun. Updates include, 2 new furnaces, duct cleaning, shingles, basement carpet & some new appliances. Tremendous opportunity for home seekers to create incredible family home. MUST SEE!

Built in 1989

## **Essential Information**

MLS® # E4449586

Price \$529,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,577
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6123 156 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2N1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Parking-Extra, Patio, Pool-Outdoor, Sprinkler Sys-Underground, Television Connection, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Pool Equipment
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Mantel
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                DR. DONALD MASSEY K-9

Middle                      DR. DONALD MASSEY K-9

High                         M.E. LAZERTE SCHOOL 10-12

**Additional Information**

Date Listed                July 25th, 2025

Days on Market          2

Zoning                      Zone 03

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