

\$575,000 - 6040 166 Avenue, Edmonton

MLS® #E4462669

\$575,000

4 Bedroom, 3.50 Bathroom, 2,310 sqft

Single Family on 0.00 Acres

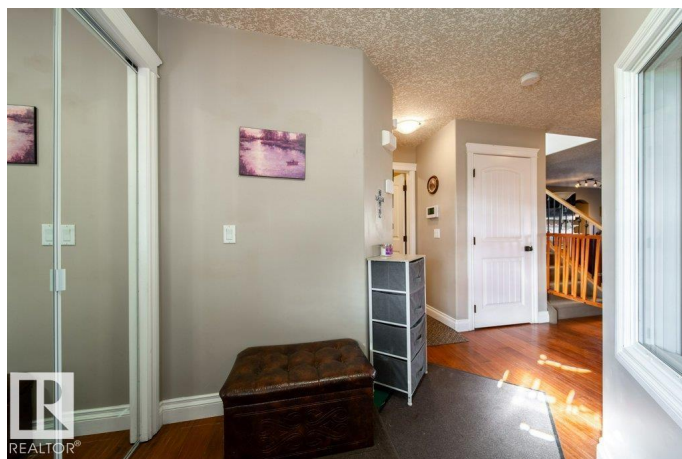
Matt Berry, Edmonton, AB

Beautiful Family Home in Matt Berry! This stunning 2-storey is tucked away on a quiet cul-de-sac in the heart of Matt Berry—perfect for families of any size! You™ll love the bright, spacious layout featuring 3 bedrooms, 3 bathrooms, a den, and a bonus room. The lower level offers a 1-bedroom illegal suite complete with a full kitchen—ideal for guests or extended family. The oversized 20'™—24'™ attached garage includes a taller door and backyard access—great for lifted trucks. Enjoy the landscaped yard with a deck and treehouse swing set—perfect for kids and summer BBQs! All appliances included. Close to schools, shopping, parks, and transit—this home truly must be seen to be appreciated!

Built in 2006

Essential Information

MLS® #	E4462669
Price	\$575,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,310
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6040 166 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 17th, 2025

Days on Market 19

Zoning Zone 03

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Listing information last updated on November 5th, 2025 at 1:02pm MST