

## \$509,999 - 16256 64 Street, Edmonton

MLS® #E4446303

**\$509,999**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Modern living in the heart of an established, family-friendly neighbourhood! 3-bedroom, 3-bathrooms on the main and upper level of the home offering the perfect blend of style, comfort, and flexibility. Step inside to discover a bright, open-concept main floor with large windows, sleek modern finishes, and a spacious living area that flows seamlessly into a contemporary kitchen. What truly sets this home apart is the fully finished basement, complete with a separate entrance, 1 bedroom, 1 bathroom suite. Whether you're an investor, a multi-generational family, or a buyer looking for versatility, this property delivers. Enjoy low-maintenance landscaping, private outdoor space, and the convenience of an attached single car garage—all just steps from parks, top-rated schools, transit, and local amenities. A perfect blend of modern comfort and urban convenience, this infill home is a standout in a neighbourhood that rarely sees new construction. Don't miss your chance to own something truly special!

Built in 2019

### Essential Information

MLS® # E4446303

Price \$509,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16256 64 Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3E2

### Amenities

Amenities	Infill Property
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DR.DONALD MASSEY
Middle	LONDONDERRY
High	M.E LAZERTE

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	9
Zoning	Zone 03

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Listing information last updated on July 16th, 2025 at 11:33am MDT