

## \$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          8

Zoning                        Zone 03

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Listing information last updated on August 2nd, 2025 at 2:02am MDT