

## \$848,800 - 16414 60a Street, Edmonton

MLS® #E4452776

**\$848,800**

6 Bedroom, 5.00 Bathroom, 3,046 sqft  
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Luxurious 3054 sq. ft. home in the exclusive Matt Berry community! Thoughtfully designed for multi-generational families, this beautifully finished property offers 7 large bedrooms and 5 full bathrooms, including a 5-piece ensuite in the primary suite. Be impressed by the grand open-to-below layout, expansive common areas, and bright, open-concept design, perfect for both entertaining and everyday living. The main kitchen and living areas offer incredible space and functionality. The fully finished basement features 3 additional bedrooms, a full kitchen, dining area, and family room, ideal for extended family. Maple cabinetry, stainless steel appliances, hardwood and tile flooring. Enjoy the convenience of a 2-car garage, paired with an oversized exposed driveway that provides ample parking for guests. Stucco exterior, deck and paved concrete pad in the backyard. This exceptional home is located on a quiet street in a family-friendly neighborhood close to schools, parks, and other amenities.

Built in 2010

### Essential Information

MLS® #	E4452776
Price	\$848,800
Bedrooms	6



Bathrooms	5.00
Full Baths	5
Square Footage	3,046
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16414 60a Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0G4

### **Amenities**

Amenities	On Street Parking, Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Parking-Extra, Parking-Visitor, Patio
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Roughed In, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 13th, 2025  
Days on Market 84  
Zoning Zone 03

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