

# \$575,000 - 6040 166 Av Nw, Edmonton

MLS® #E4462669

## \$575,000

4 Bedroom, 4.00 Bathroom, 2,310 sqft

Single Family on 0.10 Acres

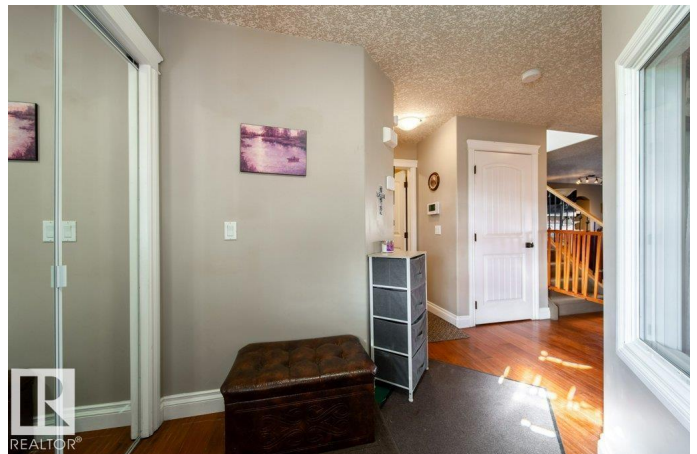
Matt Berry, Edmonton, Alberta

Beautiful Family Home in Matt Berry! This gorgeous 2-storey home is tucked away on a quiet cul-de-sac in the heart of Matt Berry and is perfect for any size family. From the moment you walk in, youâ€™ll love the spacious layout featuring 3 bedrooms, 3 bathrooms, a den, bonus room, and bright living area. The basement includes a 1-bedroom suite with a full kitchenâ€”ideal for extended family or guests. The oversized 20â€™x24â€™ attached garage has a larger door and backyard access, perfect for lifted trucks. Enjoy the nicely landscaped yard with a deck and treehouse swing set. All appliances included. Close to schools, shopping, and public transportation. This home truly must be seen to be appreciated! (id:6289)

Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4462669      |
| Price          | \$575,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,310         |
| Acres          | 0.10          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Freehold      |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 6040 166 Av Nw |
| Subdivision | Matt Berry     |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T5Y0A8         |

## Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Playground, Public Transit, Schools, Shopping, Vinyl Windows |
| Parking Spaces | 4                                                            |
| Parking        | Attached Garage                                              |
| # of Garages   | 1                                                            |

## Interior

|              |                                                                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm System, Dryer, Garage door opener, Hood Fan, Microwave Range Hood Combo, Washer/Dryer Stack-Up, Storage Shed, Washer, Window Coverings, Refrigerator, Two stoves, Dishwasher |
| Heating      | Forced air                                                                                                                                                                         |
| Cooling      | Central air conditioning                                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                                |
| Fireplaces   | Gas                                                                                                                                                                                |
| # of Stories | 2                                                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                                                |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Digger Real Estate Inc. |
|----------------|-------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 3:16pm MDT