

\$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	1
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 6:47am MDT