

# **\$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
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## Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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Roof	Asphalt Shingles
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Construction	Wood, Brick, Vinyl
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Foundation	Concrete Perimeter
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## School Information

Elementary	DR. DONALD MASSEY K-9
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Middle	DR. DONALD MASSEY K-9
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High	M.E. LAZERTE SCHOOL 10-12
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## Additional Information

Date Listed	July 25th, 2025
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Days on Market	3
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Zoning	Zone 03
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Listing information last updated on July 27th, 2025 at 10:32pm MDT