

## \$574,900 - 16433 61a Street, Edmonton

MLS® #E4445247

**\$574,900**

7 Bedroom, 4.00 Bathroom, 2,205 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

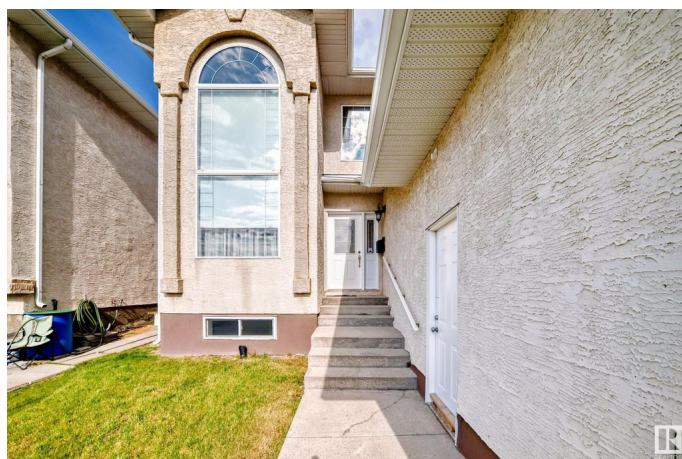
**GORGEOUS EXECUTIVE 2 STOREY!** This superior custom home located in desirable Matt Berry features 7 bedrooms and 4 full bathrooms, ideal for the large or extended family. The magnificent entrance with soaring cathedral ceilings opens to a bright living room with massive windows & elegant formal dining area. The chef's kitchen has quartz counters, quality s/s appliances, island & corner pantry. The breakfast nook leads to the patio & overlooks the family room with gas fireplace. The main level is completed with a bedroom/den, laundry & full bath. Upstairs is open to below and offers 4 bedrooms, the luxury primary suite has a 4 pce ensuite, corner tub & w/i closet and is completed with another full family bathroom. The developed basement has another 2 bedrooms, huge recreation room and bathroom, providing loads of extra living space. The impressive exterior has a double-attached garage and private fenced yard with exposed aggregate patio (20x22). Close to great schools, parks & major shopping! **WELCOME HOME!**

Built in 2006

### Essential Information

MLS® # E4445247

Price \$574,900



Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,205
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16433 61a Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N2

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Patio, See Remarks, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Fenced, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	6
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 2:17pm MDT