

## \$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

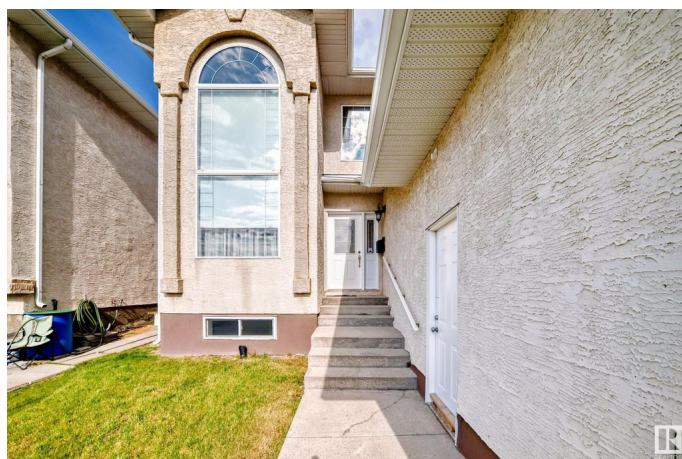
**GORGEOUS EXECUTIVE 2 STOREY!** This superior custom home located in desirable Matt Berry features 7 bedrooms and 4 full bathrooms, ideal for the large or extended family. The magnificent entrance with soaring cathedral ceilings opens to a bright living room with massive windows & elegant formal dining 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 | 7              |
| Zoning         | Zone 03        |

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Listing information last updated on July 9th, 2025 at 3:47pm MDT