

## \$559,900 - 15734 61b Street, Edmonton

MLS® #E4431559

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Walk out bungalow, PIE LOT, quiet, cul-de-sac and backing onto green space. Outstanding, custom built home, original owner, fantastic cathedral ceilings that highlight the floor plan and stunning floor to ceiling windows. Open white and bright kitchen island, large primary bedroom with a walk-in closet and four piece soaker en suite plus French doors to wrap around sun deck. Top-notch basement development flooded with sunshine. Main floor, laundry, gas fireplace in the great room, open staircase. Wonderful sun deck that is large and perfectly planned for those summer family BBQS. Garage is oversized.

Built in 1995

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431559               |
| Price          | \$559,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,590                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 15734 61b Street |
| Area        | Edmonton         |
| Subdivision | Matt Berry       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2P6          |

## Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Deck, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached, Over Sized  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, No Back Lane, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 03          |

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Listing information last updated on May 16th, 2025 at 6:17pm MDT