

\$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 | 14 |
| 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 21st, 2025 at 7:32am MDT