

## \$584,000 - 15734 61b Street, Edmonton

MLS® #E4431559

**\$584,000**

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	\$584,000
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 13  
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 April 29th, 2025 at 10:02pm MDT