

## \$475,000 - 15704 61 Street, Edmonton

MLS® #E4460136

### \$475,000

5 Bedroom, 3.50 Bathroom, 1,355 sqft  
Single Family on 0.00 Acres

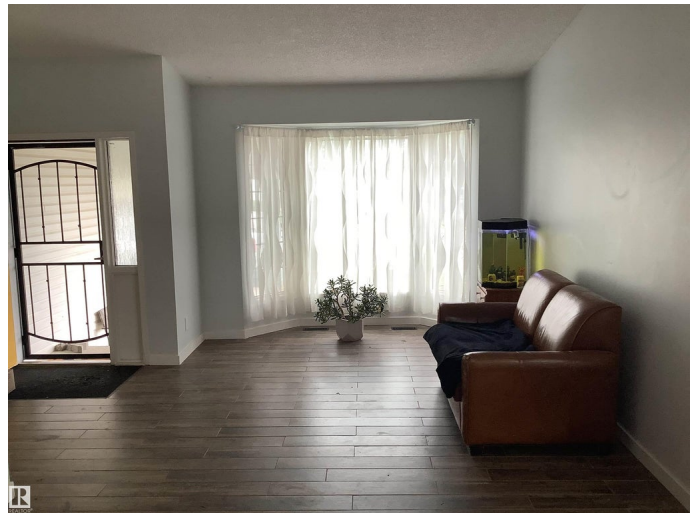
Matt Berry, Edmonton, AB

Move-in ready 4-level split in the sought-after Matt Berry neighborhood, offering approx. 2,555 sq ft of fully finished living space. This freshly painted home features 5 bedrooms plus a den, 3.5 bathrooms, brand new carpeting, and newer Quartz kitchen countertops. The spacious kitchen also includes stainless steel appliances, a breakfast nook, and ample storage. Enjoy a formal dining room with bay window, a bright living room, and a cozy family room with wood-burning fireplace. The large primary suite offers a walk-in closet and 3-piece ensuite. Situated on a corner lot with an oversized double garage, plus a private backyard complete with gazebo and hot tub—perfect for relaxing or entertaining. Located close to parks, schools, and all amenities.

Built in 1995

### Essential Information

MLS® #	E4460136
Price	\$475,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,355



Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	15704 61 Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2P5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 30th, 2025
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Days on Market 5

Zoning Zone 03

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Listing information last updated on October 5th, 2025 at 9:32am MDT