

## \$575,000 - 6040 166 Avenue, Edmonton

MLS® #E4462669

**\$575,000**

4 Bedroom, 3.50 Bathroom, 2,310 sqft

Single Family on 0.00 Acres

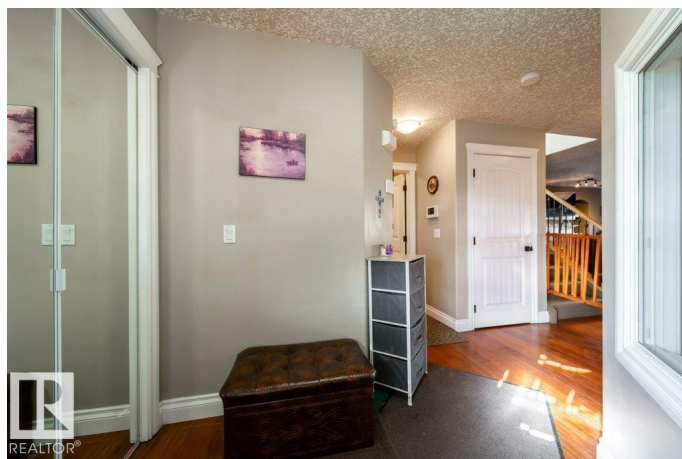
Matt Berry, Edmonton, AB

Beautiful Family Home in Matt Berry! This stunning 2-storey is tucked away on a quiet cul-de-sac in the heart of Matt Berry—perfect for families of any size! You™ll love the bright, spacious layout featuring 3 bedrooms, 3 bathrooms, a den, and a bonus room. The lower level offers a 1-bedroom illegal suite complete with a full kitchen—ideal for guests or extended family. The oversized 20'™—24'™ attached garage includes a taller door and backyard access—great for lifted trucks. Enjoy the landscaped yard with a deck and treehouse swing set—perfect for kids and summer BBQs! All appliances included. Close to schools, shopping, parks, and transit—this home truly must be seen to be appreciated!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462669  |
| Price          | \$575,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,310     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6040 166 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0A8         |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025

Days on Market                17

Zoning                            Zone 03

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Listing information last updated on November 3rd, 2025 at 3:17am MST