

\$475,000 - 15704 61 Street, Edmonton

MLS® #E4460136

\$475,000

5 Bedroom, 3.50 Bathroom, 1,361 sqft
Single Family on 0.00 Acres

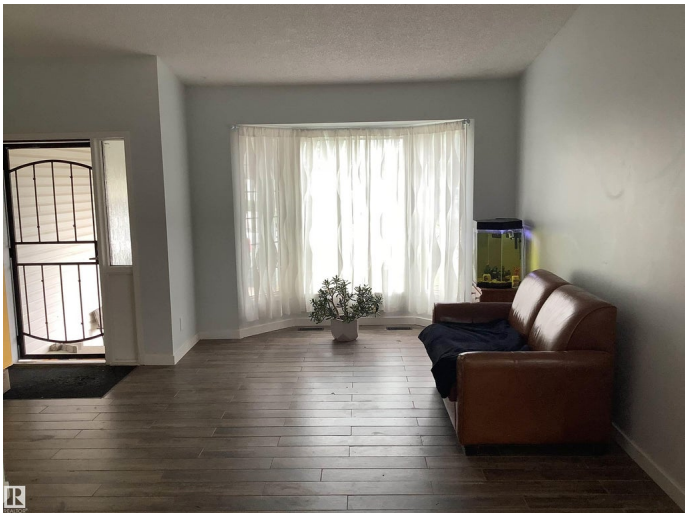
Matt Berry, Edmonton, AB

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	1,361



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
-------------	----------------------

Days on Market 10

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 October 10th, 2025 at 7:47pm MDT