

## \$535,000 - 16409 65 Street, Edmonton

MLS® #E4453367

**\$535,000**

4 Bedroom, 3.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Beautifully finished 2-storey in family-friendly Matt Berry! Nestled on a quiet street, this home offers 4 bedrooms, 3.5 baths & a fully developed basement. The main floor features an open concept layout with a stylish kitchen boasting a large island, corner pantry, ample cabinetry & stainless appliances. The dining nook opens to a spacious yard with a massive deck—perfect for summer entertaining! Upstairs you’ll find a bright bonus room plus 3 bedrooms, including a primary suite with 4-pc ensuite & walk-in closet. The basement adds a versatile flex space, 4th bedroom & 3-pc bath. Highlights include fresh paint, hardwood floors, wrought iron railings, custom window coverings, gas fireplace, Maintenance free Deck, Storage Shed & Chain-link fence. Close to schools, shopping, amenities & transit—move-in ready!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453367  |
| Price          | \$535,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,776     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16409 65 Street |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3J3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | See Remarks                                                                                  |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                     |

**Additional Information**

Date Listed            August 16th, 2025  
Days on Market      28  
Zoning                 Zone 03

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